



Rizzetta & Company

# **Waterset Central Community Development District**

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**Board of Supervisors' Meeting  
August 8, 2019**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

**[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)**



# **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

Offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

<b>District Board of Supervisors</b>	Rick Stevens	Chairman
	Aaron Baker	Vice Chairman
	Pam Parisi	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pete Williams	Assistant Secretary
<b>District Manager</b>	Grant Phillips	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	Jamie Scarola	Scarola Associates

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.



**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**

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July 29, 2019

**Board of Supervisors  
Waterset Central Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, August 8, 2019 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Landscape & Irrigation**
    - i. Aquatic Services Update .....Tab 1
  - B. District Counsel**
  - C. District Engineer**
  - D. Clubhouse Manager**
    - i. Presentation of Management Report.....Tab 2
  - E. District Manager**
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors’  
Meeting held on July 11, 2019 .....Tab 3**
  - B. Consideration of Operations & Maintenance  
Expenditures for June and July 2019.....Tab 4**
- 5. BUSINESS ITEMS**
  - A. Public Hearing of Fiscal Year 2019/2020 Budget.....Tab 5**
    - i. Consideration of Resolution 2019-06, Adopting  
Final Budget for Fiscal Year 2019-2020 .....Tab 6**
    - ii. Consideration of Resolution 2019-07, Imposing  
Special Assessments for Fiscal Year 2019-2020 .....Tab 7**
  - B. Consideration of Resolution 2019-08 Setting and  
Adopting Meeting Schedule for Fiscal Year 2019/2020 .....Tab 8**
  - C. Ratification of Fitness Equipment Repair .....Tab 9**
  - D. Consideration of Tennis/Pickleball Programs Proposal.....Tab 10**
  - E. Consideration of Tennis Team Courts Use Request.....Tab 11**
  - F. Consideration of ADA Compliance Proposals.....Tab 12**
  - G. Consideration of Technology Services Contract .....Tab 13**
  - H. Ratification of Pest Control Proposal.....Tab 14**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 533-2950.

Sincerely,

*Grant Phillips*

Grant Phillips, District Manager



## **Tab 1**





# Waterset Central CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 7/30/2019

**Prepared for:**

Mr. Grant Phillips

Rizzetta & Company

9428 Camden Field Parkway

Riverview, Florida 33578

**Prepared by:**

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302



## Site: 1



### Comments: Site looks good

Pond #1 was identified with positive results on the invasive Torpedograss and Cattails along the perimeter. Vegetation will continue to decompose falling into the pond and dissipating from the surface.

## Site: 2



### Comments: Normal growth observed

Pond #2 was continuing to show results from initial treatment targeting shoreline vegetation. New re-growth of several Cattails along the perimeter were noted and will be treated during our next routine visit.



## Site: 3



### Comments: Site looks good

No issues were observed within Pond #4 during inspection. Minor debris was evident and will be collected during our next visit.

## Site: 4



### Comments: Normal growth observed

Water level in Pond #4 was considered high and was flowing through the weir during inspection. Shoreline weeds are expected following high water and will be treated during our next routine visit.



## Site: 5



**Comments:** Normal growth observed

Pond #5 was considerably turbid, which is expected following the heavy rains as construction is in full efforts surrounding the pond. Some shoreline weeds were identified along the perimeter and will be treated during our next routine visit.

## Site: 6



**Comments:** Site looks good

Treated Cattails along the perimeter of Pond #6 have begun to fall into the water following treatment. Pond #6 will be monitored for any re-growth and treated as necessary.



## Site: 7



### Comments: Normal growth observed

Pond #7 was displaying positive results on emergent vegetation similarly to the rest of the sites. New development of Pennywort along the perimeter will be treated during our next scheduled maintenance visit.

## Site: 8



### Comments: Site looks good

Overall, Pond #8 looked good during inspection with no invasive weeds or algae. Debris noted near the pointed end of Pond #8 will be collected during our next visit.



**Site: 9**



**Comments:** Normal growth observed

Pond #9 was identified with turbid water as a result of heavy rains washing loose sediment into the water. Sediments are expected to settle over time. Minor growth of algae along the shoreline will be treated during our next routine visit.

**Site: 10**



**Comments:** Normal growth observed

Pond #10 had displayed evidence of high water judging by the ring of leaf litter and debris around the turf. Minor algae growth along the perimeter was identified and is likely a result of the nutrient rich sediments washing into the pond from heavy rains. Treatment will be scheduled.



**Site: 11**



**Comments:** Site looks good

No issues were observed within Pond #11 during inspection.

**Site: 12**



**Comments:** Site looks good

No issues were observed within Pond #12 during inspection.



Site: 13



**Comments:** Requires attention

Pond #13 was identified with excellent results on treated Cattails along the perimeter, which have fallen into the pond to decompose. As a result the released nutrients from decomposition have fueled planktonic algae growth. Floating weeds were treated on 7/24/2019.

Site: 14



**Comments:** Normal growth observed

Minor protein film along the surface of Pond #14, which is a natural occurrence and will likely dissipate in 10-14 days. Treated Cattails and shoreline Torpedograss are continuing to decompose.



**Site: 15**



**Comments:** Normal growth observed

Several Cattails within Pond #15 still exist forming a stand that will be treated during our next routine visit. Positive results on treated Cattails can be expected within 14-21 days following application date.

**Site: 16**



**Comments:** Site looks good

Pond #16 looked good during inspection with no issues to report.



Site: 17

**Comments:** Site looks good

Pond #17 displayed positive results on treated shoreline weeds during inspection. Water clarity was extremely good with 5-6 feet of visibility. Visibility is a good indicator of overall water quality.

**Management Summary**

Overall, the ponds within the Waterset Central CDD have shown positive results since our arrival and will continue as our routine treatments target invasive weeds, algae, and submersed vegetation. Following inspection, it was noted that the majority of the ponds are progressing through our initial shoreline weed treatments into the decomposition cycle.

As decomposition occurs release of nutrients will likely fuel growth of algae and floating weeds along the shoreline. This is especially true following heavy rainfall we have receive lately that washes nutrient charges storm water into the retention ponds causing more fuel for invasive weeds and algae.

Pond #13 was considered the worst of the ponds during inspection with growth of Planktonic algae in the form of green swirls across the surface, which will be treated during our next routine visit and will display positive results given 10-14 days following application date.

Ponds #9 and #10 were both turbid as a results of sediments washing out into the pond during the recent rain storms.

**Recommendations/Action Items**

- Routine Maintenance
- Target remaining Cattails and shoreline vegetation within the community.
- Treat algae identified within Ponds #9, #10, and #13.
- Monitor floating weed treatment within Pond #13.
- Monitor shoreline weed treatments and re-treat as necessary.

THANK YOU FOR CHOOSING ASI!!!!





**Waterset Central CDD #00313440**

East

1-800-432-4302



PJS

2/2019





Waterset Central CDD **#00313440**

West

1-800-432-4302



PJS

2/2019



**CUSTOMER LAKE MANAGEMENT REPORT**
**CALL 800.432.4302 FOR SERVICE**

 Customer: Waterset Central CDD

 Account Number: 00088090

 Technician: Brad Hampson

 Date: 7/3/2019 Time: 8:00
**WORK PERFORMED**

 METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	1	2	3	4	5	6	7	10	11	12	13	14	15	16												
Method Used	6																									
Treated Algae																										
Treated Cyanobacteria																			X		X	X	X			
Treated Submersed Weeds																										
Treated Grasses/Brush	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
Treated Floating Weeds																										
Treated Mosquitoes and/or Midges																										
Lake Dye																										
Site Inspection																										
<b>WETLAND/UPLAND</b>																										
Spot Spraying																										
Physical weed removal																										
<b>CARP PROGRAM</b>																										
Carp Observed																										
Barriers Inspected																										
RESTRICTION TYPE(S) DO NOT: <b>I</b> (Irrigate) <b>F</b> (Fish) <b>S</b> (Swim) <b>O</b> (Other):																										
Restriction # of days	0																									
Restriction Type																										

**GENERAL OBSERVATIONS OF THE WATER**

<b>WATER CLARITY</b> <input checked="" type="checkbox"/> All <1', 1', 2', 3', 4', >4'	1'																		
<b>WATER FLOW</b> <input type="checkbox"/> All <b>N</b> (None) <b>S</b> (Slight) <b>V</b> (Visible)	N																		
<b>WATER LEVEL</b> <input type="checkbox"/> All <b>H</b> (High) <b>N</b> (Normal) <b>L</b> (Low)	N																		

**GENERAL FIELD OBSERVATIONS**

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input checked="" type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis		
<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input checked="" type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other								

**CONCERNS FOR FOLLOW-UP**

<input type="checkbox"/> Recurring or excessive algae	Lake #	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake #	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. <b>Please call 800-432-4302 for more information.</b>
<input type="checkbox"/> Fish/wildlife issues	Lake #	
<input type="checkbox"/> Low water clarity	Lake #	
<input type="checkbox"/> Bad Odors	Lake #	





## REQUEST FOR SERVICE

Call in Date: 7/5/2019 Technician BRH  
Customer Number: 00088090  
Customer: Waterse Central CDD  
Contact Phone: 813-434-4586 Ext. 5015

Customer's Reason for Call: Asked to speak to Brad Hampson regarding  
Complaints from homeowners about midges. Wanted to  
go over CMR Info also.

Dear Customer,

We visited your site today and identified the problems indicated below. By working together, we can keep your waterway healthier and more beautiful.

Thank you for your interest and patronage.

### Plants Involved

- ☐ Algae
- ☐ Torpedograss
- ☐ Hydrilla
- ☐ Duckweed
- ☐ Bladderwort
- ☐ Pennywort
- ☐ Alligatorweed
- ☐ Spatterdock
- ☐ Baby Tears
- ☐ Chara
- ☐ Spikerush
- ☐ Southern Naiad
- ☐ Hygrophila
- ☐

### Action Taken / Technician Comments

Technician spoke to sales staff &  
Service manager - PJS attended meeting  
to discuss concerns.

Thanks for choosing ASI!

Aquatic Technician: BRHampson

Date: 7/8/2019

Safety is everyone's responsibility

Aquatic Systems is committed to the health and safety of its employees, customers and the protection of the environment. All herbicides used in the Aquatic Systems program have been registered by the Environmental Protection Agency and the appropriate state agency, and have passed additional evaluations by our own experts. All materials are applied in dilute solutions and provide the advantage of professional handling and application of these materials.







## **Tab 2**





*Unparalleled Property Services*

Waterset North & Central CDD  
Resident Services Office  
7281 Paradiso Drive Apollo Beach, FL 33572

## **MANAGEMENT REPORT – AUGUST 2019**

### **ADMINISTRATION UPDATE**

- **Landing Café:** Mark & I have worked closely this past month on a myriad of café improvements. Reviewing menu options, facility upgrades, how to regulate inventory for fiduciary monitoring, upgrading the POS system, etc. Weekly meetings will continue to proffer the improvement of systems, service and revenue monitoring processes. Once viable data is consumed, we will be reporting recommended changes forthwith.
- **Staffing Updates:** We have changed the administration staff schedules from 9:30 AM - 6:30 PM to 8:00 AM - 7:00 PM. We have placed both Anne and Katelyn on 4 – 10 hour shifts. Our goal is to provide Royal Service to homeowners by making ourselves more available to meet their needs.
- **Welcoming:** I want to thank those that welcomed me to the new role in the three weeks that I have been here. It is appreciated. This is a very large property with unique needs. It is its uniqueness that makes it special. We will make every attempt to partner with all facets in the successful effort to maximize resources and promote the best customer experience. I look forward to working more closely with the Board and Residents.

### **OPERATIONS AND MAINTENANCE**

#### **Community Operational Notes:**

*Community Director wishes to share the following operational notes and recommendations regarding Waterset and its amenities with each board.*

- **Central Gathering Room:** We have seven rentals for the month of August.
- **North CDD – Landing Internet:** Per the Board of Supervisor's request at the April meeting, Community Director has sent a copy of the internet system replacement proposal from Frontier to Developer Representative Amanda King to see if the Newland is willing to bare or share in the cost of the project.

**UPDATE:** I have been monitoring the internet in the café / Fitness Center and Pool through this month we have received 17 outages and or complaints of slow service. As mentioned in the July Meeting, we will be sitting down with providers to revamp the quote to be more cost effective for the needs of the space. We wanted to develop some data to know the entire grasp of the problem.



### **Resident Requests:**

- A couple owners expressed an interest in using the Gathering Room for Yoga when it is not being rented. Grant has given me the process for this to occur.

### **JULY COMPLETED NON-ROUTINE MAINTENANCE & PROJECT REQUESTS BY DISTRICT:**

#### **Waterset North CDD**

- Deck pressure washed to remove bird droppings.
- Fill dirt and sod laid at corners of deck to eliminate holes.
- Along with Lake Aquatics staff, our team pulled a trampoline out of lake 30.



#### **Waterset Central CDD**

- The broken fan was replaced by the fan at the top of the Slide stairs. These fans are not available any longer and will require a new style if they go up again.

### **OPEN PROJECTS & MAINTENANCE ITEMS AS OF 7/16/19:**

#### **Waterset North CDD**

- Completed walks through of The Landing and Splash Pad. In my review noted maintenance needed on these buildings. The pergola at the splash zone needs work - estimates provided.
- There are some light covers on the ceiling of the Landing Bldg. that need some attention. They are chipped and discolored. We are going to try to figure the best way to approach this issue. Due to the height we have few options.
- The WiFi at the Landing is not functioning normally, and the project is on hold. Research has been provided to the Board of Directors.
- We are looking the security/video configuration currently. There are some holes that we would like filled. For example, the entire pool area is not covered. The Splash Pad does not have a camera pointing at the Pad. The basketball court does not have a camera, among a few. I will discuss further with the Board at a future meeting. My perspective is the more coverage the more protection for the HOA & CDD.

#### **Waterset Central CDD**



- We have seen rodent activity at the Clubhouse and had the area set for traps by vendor. We believe they could be getting in two ways. Both will be addressed. The door in the gathering room has a gap at the bottom. This may be the most frequent way.

#### **COMMUNITY EVENTS & MEETINGS:**

- **Castle Cookout:** Originally scheduled for the 27<sup>th</sup> of July was cancelled due to the weather. We have rescheduled the function for Sept 7<sup>th</sup> 12-4.
- **WINE DOWN:** This month set for Friday Aug. 16<sup>th</sup> 6 – 10.

Please contact me if you have any questions regarding any items on this report.

Respectfully Submitted,

Chuck Schulze MBA, CAM, CEP  
General Manager  
Office: (813) 677-2114  
[cschulze@castlegroup.com](mailto:cschulze@castlegroup.com)



## **Tab 3**



**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**WATERSET CENTRAL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, July 11, 2019 at 9:03 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	<b>Board Supervisor, Chair</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Pam Parisi	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grant Phillips	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Erin McCormick Law</b>
Gail Huff	<b>Ballenger &amp; Company, Inc.</b>
Kathryn Hinton	<b>Castle Group</b>
Chuck Schultz	<b>Castle Group</b>
Garth Rinard	<b>LMP</b>
Bill Eavens	<b>LMP</b>
Scott Carlson	<b>LMP</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Phillips called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Norelle Clark spoke about pickleball and tennis proposals.

Michael Ball spoke about golf carts, pickleball, and CDD North Meeting.

Sam Pierce asked a general question.



Linda Cook spoke about Girl Scouts holding their meetings at the clubhouse the first and third Thursdays each month.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors authorizes management to work with Castle Group to allow the Waterset Girl Scouts Troop meetings to meet at the clubhouse, without extra charge, on the first and third Thursday of each month for the Waterset Central Community Development District.

### THIRD ORDER OF BUSINESS

### Staff Reports

#### A. Landscape & Irrigation

Mr. Phillips presented the May 2019 Irrigation Maintenance Contract to the Board for review.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors ratified the May 2019 Landscape Maintenance Proposal for the Waterset Central Community Development District.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board of Supervisors ratified the Landscape Maintenance Contract for the Waterset Central Community Development District.

#### B. Aquatic Services Update

The Board discussed drainage ditches and various pond issues that need to be addressed.

#### C. District Engineer

Ms. McCormick had general discussion regarding golf carts.

#### D. Clubhouse Manager

Mr. Phillips introduced Mr. Schultz as the new on-site HOA manager. Ms. Hinton spoke on various items.

#### E. District Manager

Mr. Phillips stated that the next public hearing and regular meeting will take place on Thursday, August 8, 2019 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.



i. **Presentation of Arbitrage Calculation Report**

Mr. Phillips presented the Arbitrage Calculation Report to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the Arbitration Calculation Report for the Waterset Central Community Development District.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath to New Supervisor**

Mr. Phillips administered the oath of office to Ms. Parisi.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Meeting Held May 9, 2019**

Mr. Phillips presented the minutes of the meeting held on May 9, 2019 to the Board for consideration. There were three corrections noted.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on May 9, 2019 as corrected by District Counsel for the Waterset Central Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for April and May 2019**

Mr. Phillips presented the Operations & Maintenance expenditures for April and May 2019 to the Board for ratification.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board ratified the Operations and Maintenance Expenditures for April 2019 (\$37,744.73) and May 2019 (\$70,100.15) for the Waterset Central Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2018 Final Audit**

Mr. Phillips presented the Fiscal Year 2018 Final Audit to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board accepted the Fiscal Year 2018 Final Audit for the Waterset Central Community Development District.



**EIGHTH ORDER OF BUSINESS**

**Presentation of District  
Engineer's Annual Report**

Mr. Phillips presented the District Engineer's Annual Report to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved the District Engineer's annual report for the Waterset Central Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of Engineering  
Exhibits Proposal**

Mr. Phillips presented engineering proposals to the Board for ratification. General discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors ratified the engineer proposals from Heidt Design for the Waterset Central Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Amended  
Landscape Agreement**

Mr. Phillips presented the amended landscape maintenance agreement to the Board for review.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the amended landscape maintenance agreement and authorized staff to work on the additional addendum for the Waterset Central Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Tennis &  
Pickleball Proposal**

Mr. Phillips presented the tennis and pickleball proposal to the Board for consideration. The Board decided to table the proposal until more information is received from residents.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Tennis Team  
Courts Use Request**

Mr. Phillips presented the tennis team courts use request to the Board for consideration. Brief discussion ensued. The Board tabled this item until further review.



**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Swim Safety  
Instruction Proposal**

Mr. Phillips presented a proposal for mailbox Swim Safety Instruction to the Board for consideration. Discussion ensued.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the proposal for Swim Safety Instruction for the Waterset Central Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Insurance  
Report and Recommendations**

Mr. Phillips presented the insurance report and recommendations to the Board for review. Discussion ensued regarding signage and lifeguard stations.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Water Cooler  
Proposal**

Mr. Phillips presented the water cooler proposal to the Board for consideration. Discussion ensued. The Board decided not to take action on this item at this time.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Fitness  
Equipment Proposal**

Mr. Phillips presented the fitness equipment proposal to the Board for consideration. Discussion ensued. The Board decided not to take action on this item at this time.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Bills of Sale  
and Deeds for Phase 4A & 4B**

Mr. Phillips presented the Bills of Sale and Deeds for Phase 4A and 4B. General discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved the Bills of Sale and Deeds for 4A and 4B for the Waterset Central Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Field Services  
Proposal**

Mr. Phillips presented the Field Services proposal to the Board for consideration. Brief discussion ensued

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved proposal for Field Services for the Waterset Central Community Development District.



**NINETEENTH ORDER OF BUSINESS**

**Discussion Regarding Approval Process**

Mr. Phillips introduced the topic to the Board. Discussion ensued.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors authorizes the Chair to approve contracts for the District when the amount for such contracts is less than \$100,000.00, subject to ratification of such contracts by the Board at the next regularly scheduled meeting, and subject to District Counsel preparing a Resolution for approval by the Board setting forth such authorization for the Waterset Central Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

There were no additional supervisor requests.

**TWENTY FIRST ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors adjourned the meeting at 9:58 AM for the Waterset Central Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair



## Tab 4



# **Waterset Central Community Development District**

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## **Operations and Maintenance Expenditures June 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2019 through June 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,268.67**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Systems, Inc.	001289	0000448208	Monthly Lake & Wetland Service 06/19	\$ 2,172.00
Ballenger & Company, Inc.	001278	19194	Amenity & Parcel 5A Irrigation Maintenance 05/19	\$ 2,920.00
Ballenger & Company, Inc.	001278	19198	Amenity & Parcel 5A Irrigation Extras 05/19	\$ 85.00
BOCC	001285	7687161865 05/19	7281 Paradiso Avenue 05/19	\$ 1,145.89
Castle Management, LLC	001280	INS-0519-193	Insurance Reimbursement 05/19	\$ 302.95
Castle Management, LLC	001273	PREIM05-24-19-223	Payroll Pay Period 05/04/19-05/17/19	\$ 3,104.13
Castle Management, LLC	001290	PREIM06--07-19-214	Payroll Pay Period 05/18/19-05/31/19	\$ 4,000.88
Corey Manley	001295	061319-Manley	Rental Deposit Refund	\$ 200.00
Dawn Errico	001281	060519-Errico	Rental Deposit Refund	\$ 200.00
Erin McCormick Law, PA	001291	10330	General Legal Services 06/19	\$ 3,229.50
Erin McCormick Law, PA	001291	10331	Legal Services - Boundary Amendment 06/19	\$ 1,121.00
F Peter Williams	001277	PW050919	Board of Supervisors Meeting 05/09/19	\$ 200.00



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev	001292	18579	Equipment - Medicine Ball & Cables 05/19	\$ 105.94
Florida Natural Gas	001286	289531ES	7281 Paradiso Drive Pool Heaters 05/19	\$ 47.33
Karen Stowe	001283	052519-Stowe	Rental Deposit Refund	\$ 200.00
Landscape Maintenance Professionals, Inc.	001294	144099	Fertilize Augustine, Bahia, Bermuda, Ornamental 05/19	\$ 1,435.00
Landscape Maintenance Professionals, Inc.	001294	144100	Pest Control 05/19	\$ 250.00
Nvirotect Pest Control Services	001296	179247	Monthly Pest Control #12545 06/19	\$ 85.00
Patricia Olivares	001287	060519	Rental Cancellation	\$ 350.00
Prime Air Conditioning & Refrigeration, Inc.	001297	0000039199	A/C Repairs - Replace Condensate Pan 05/19	\$ 550.27
Republic Services	001274	0696-000805076	(1) Waste & (1) Recycle Container Service 06/19	\$ 202.68
Ricardo Mata	001282	0000223	Cleaning Service 04/29/19-05/13/19	\$ 1,408.00
Rizzetta & Company, Inc.	001275	INV0000040992	District Management Fees 06/19	\$ 3,850.00
Rizzetta Technology Services	001276	INV0000004405	Email & Website Hosting Services 06/19	\$ 175.00



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2019 Through June 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stephanie Jackson	001293	061319-Jackson	Rental Deposit Refund	\$ 200.00
SuLing Caballero	001279	060519-Caballero	Rental Deposit Refund	\$ 200.00
Suncoast Pool Service	001298	5374	Swimming Pool Service 06/19	\$ 1,850.00
TECO	001288	221003491596 05/19	7281 Paradiso Drive 05/19	\$ 7,354.71
TECO	001288	221003734730 05/19	7281 Paradiso Drive Pool Heater 05/19	\$ 64.14
TECO	001288	221004023737 05/19	7281 Paradiso Drive Pool Heater 05/19	\$ 4.85
TECO	001288	221006521464 05/19	7302 Paradiso Drive 05/19	\$ 21.40
TECO	001288	221006546453 05/19	6002 Covington Garden Dr S 05/19	\$ 21.71
TECO	001284	221007184437 05/19	6390 6390 Gold Coast Ave. 05/19	<u>\$ 211.29</u>
Report Total				<u><u>\$ 37,268.67</u></u>



**Aquatic Systems, Inc.,**  
**a SOLitude Lake Management Company**  
Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 6/14/2019  
INVOICE NUMBER: 0000448208  
CUSTOMER NUMBER: 00088090  
PO NUMBER:  
PAYMENT TERMS: Net 30

Waterset Central CDD  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services Beginning June, 2019		2,172.00	2,172.00

Date Rec'd Rizzetta & Co., Inc. JUN 17 2019  
D/M Grant Phillips 6-25-2019  
Date entered JUN 2 2019  
Fund 001 GL 53805 OC 4605  
Check# \_\_\_\_\_

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$2,172.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 6/14/2019  
INVOICE NUMBER: 0000448208  
CUSTOMER NUMBER: 00088090  
TOTAL AMOUNT DUE: \$2,172.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:  
2172.00

THANK YOU FOR YOUR BUSINESS!



Ballenger & Company, Inc.

2335 64th Pl N

St. Petersburg, FL. 33702

Phone # 727-520-1082

# Invoice

Date	Invoice #
5/30/2019	19194

Bill To
Waterset Central CDD 9428 Camden Field Parkway Riverview, Florida 33578

Project
Waterset Phase 3 Amenity & 5A-1

P.O. No.	Terms

Quantity	Description	Rate	Amount
	Waterset Irrigation Maintenance May		0.00
	Amenity & 5A-2 Irrigation Maintenance	1,710.00	1,710.00
	Parcel 5A-1 Irrigation Maintenance	1,210.00	1,210.00
<div>Date Rec'd Dist Office <u>JUN 03 2019</u></div> <div>DM Approval <u>Grant Phillips</u></div> <div>Date Entered <u>JUN 07 2019</u></div> <div>Fund <u>301</u> GL <u>53900</u> CC <u>4609</u></div> <div>Check # _____</div>			
Thank you for your business.		<b>Total</b>	\$2,920.00



Ballenger & Company, Inc.

2335 64th Pl N  
St. Petersburg, FL. 33702  
Phone # 727-520-1082

# Invoice

Date	Invoice #
5/31/2019	19198

Bill To
Waterset Central CDD 9428 Camden Field Parkway Riverview FL, 33578

Project
Waterset Central CDD

P.O. No.	Terms

Quantity	Description	Rate	Amount
	Waterset Central CDD Repairs & Extras on Irrigation System May	0.00	0.00
	install new pressure gauges on filter assy	85.00	85.00
0	replace _____ decoder & Solenoid Non-Warranty on	225.00	0.00
	parts		
0	valve servicing	100.00	0.00
<div>Date Rec'd Dist Office <u>JUN 03 2019</u></div> <div>DM Approval <u>Grant Phillips</u></div> <div>Date Entered <u>JUN 07 2019</u></div> <div>Fund <u>001</u> GL <u>53900</u> CC <u>4609</u></div> <div>Check # _____</div>			
Thank you for your business.		<b>Total</b>	\$85.00





Hillsborough  
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019



314.86 =  
4310 - 11.33 (.034)  
4301 - 303.53

#### Summary of Account Charges

Previous Balance	\$173.44
Net Payments - Thank You	(\$173.44)
Bill Corrections	\$314.86
Total Account Charges	\$831.03

<b>AMOUNT DUE</b>	<b>\$1,145.89</b>
-------------------	-------------------

#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

A price indexing rate adjustment increase of 1.40% is effective June 1, 2019. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).

RECEIVED  
JUN 10 2019

Approval \_\_\_\_\_ Date \_\_\_\_\_  
Rate entered \_\_\_\_\_  
Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_



Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



WATERSET CENTRAL CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

187

DUE DATE	06/25/2019
AMOUNT DUE	\$1,145.89
AMOUNT PAID	

0076871618658

00001145895





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019

Service Address: 6116 SEA AIR DR

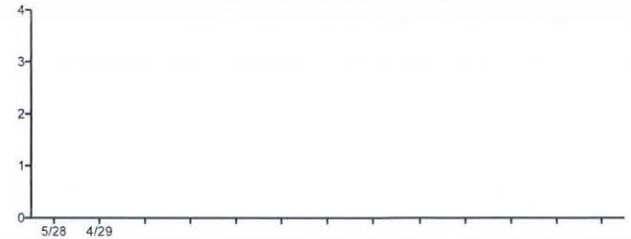
M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523990	04/29/2019	0	05/28/2019	0	0	ESTIMATED	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$4.10
<b>Total Service Address Charges</b>	<b>\$4.10</b>

Consumption History x 100 Gallons







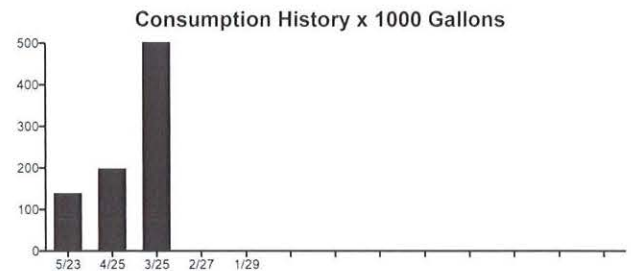
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019
Service Address: 7301 PARADISO DR			
M-Page 3 of 5			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	04/25/2019	7152	05/23/2019	8529	137700	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge	\$19.25
<b>Total Service Address Charges</b>	<b>\$19.25</b>



Hillsborough  
County Florida

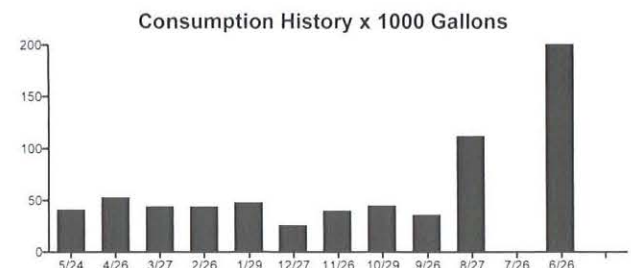
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019
Service Address: 7281 PARADISO AVE			
M-Page 3 of 5			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	04/26/2019	1852	05/24/2019	1899	4700	ACTUAL	WATER
37156910	04/26/2019	4791	05/24/2019	5145	35400	ACTUAL	WATER
60998080	04/26/2019	35890	05/24/2019	38675	278500	ACTUAL	RECLAIM

#### Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$117.49
Water Base Charge	\$37.41
Water Usage Charge	\$51.72
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$21.15
Reclaimed Water Usage Charge	\$34.74
<b>Total Service Address Charges</b>	<b>\$336.46</b>

301.72 - 4301







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019

Service Address: 5521 SILVER SUN DR

M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	04/25/2019	1006	05/23/2019	1113	10700	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge

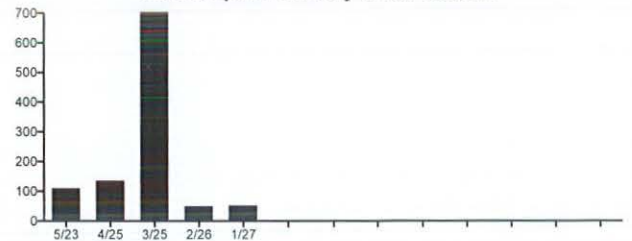
\$5.28

Total Service Address Charges

\$5.28

RECEIVED  
JUN 10 2019  
I/M approval \_\_\_\_\_ Date \_\_\_\_\_  
rate entered \_\_\_\_\_  
fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
bank # \_\_\_\_\_

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019

Service Address: 7306 GOLDEN SKY CT

M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	04/25/2019	1123	05/23/2019	1492	36900	ACTUAL	RECLAIM

#### Service Address Charges

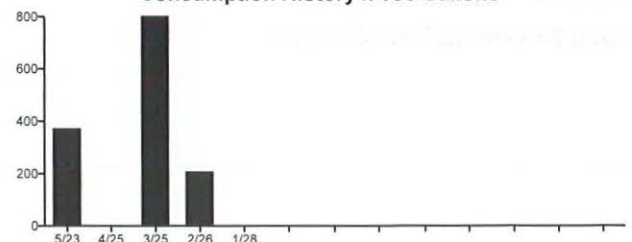
Reclaimed Water Usage Charge

\$11.34

Total Service Address Charges

\$11.34

Consumption History x 100 Gallons







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019

Service Address: 6112 SEA AIR DR

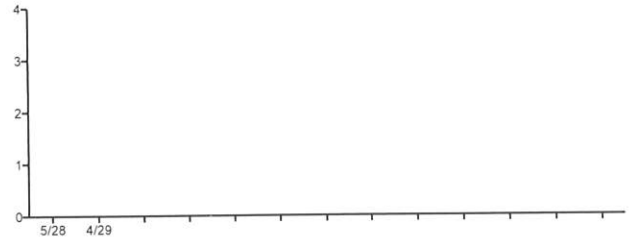
M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523988	04/29/2019	0	05/28/2019	0	0	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$4.10
<b>Total Service Address Charges</b>	<b>\$4.10</b>

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	06/04/2019	06/25/2019

Service Address: 6060 MILESTONE DR

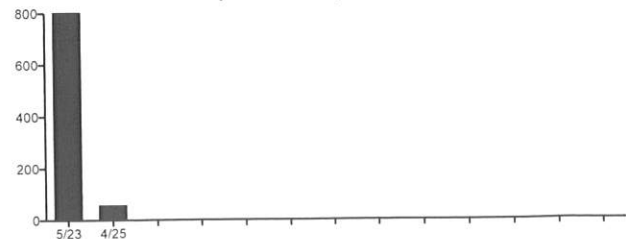
M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61080629	04/25/2019	563	05/23/2019	9726	916300	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$143.41
<b>Total Service Address Charges</b>	<b>\$143.41</b>

Consumption History x 1000 Gallons





Castle Management, LLC

12270 SW 3rd Street

Plantation, FL 33325

Invoice #: INS-0519-193

Invoice Date: 5/31/2019

**Waterset Central Community Development District Facilities Manag**

---

Date	Description	Amount
5/31/2019	<b>Insurance Reimbursement</b>	\$302.95
	Burgess, Philip \$157.70	
	Caley-Chevalier, Ann \$103.75	
	Mallard, Scott \$41.50	

---

Date Rec'd Rizzetta & Co., Inc. JUN - 5 2019  
D/M approval Grant Phillips Date 6-11-2019  
Date entered JUN 07 2019  
Fund 001 GL 57200 OC 3305  
Check # \_\_\_\_\_

**Total Due This Invoice:**

**\$302.95**

=====





# Castle Management, LLC

12270 SW 3rd Street, Ste. 200  
Plantation, FL 33325

Document No. : PREIM05-24-19-223

Document Date : 5/24/2019

Date Printed : 5/24/2019

Unparalleled Property Services

Association: **Waterset Central Community Development District Faciliti**

Address:

**PAY PERIOD 05/04/19-05/17/19**

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Allen, Stephanie	REG	28.00	\$280.00	36.00%	380.80
CLUBAT					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	REG	27.00	\$337.50	36.00%	459.00
HOUSE					
Marin, Kevin	REG	22.25	\$222.50	36.00%	302.60
CLUBAT					
Williams, Douglas	REG	24.25	\$242.50	36.00%	329.80
CLUBAT					
Vanderhelm, Kara	REG	38.25	\$382.50	36.00%	520.20
POOLA					
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					
Caley Chevalier, Ann	REG	20.00	\$300.00	26.00%	378.00
ADMINA					



# Castle Management, LLC

Ph: 954-792-6000 fax: 954-792-6928

Document Date: 5/24/2019

Document No. PREIM05-24-19-223

Date Printed: 5/24/2019

## Report Totals:

**Billing:** 3,104.13  
**Total Sales Tax:**  
**Balance Due:** 3,104.13  
=====

MAY 28 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval

*Grant Phillips*

Date Entered

MAY 31 2019

Fund

001

GL

57200

CC

3305

Check # \_\_\_\_\_





**Castle Management, LLC**  
12270 SW 3rd Street, Ste. 200  
Plantation, FL 33325

Document No. : PREIM06-07-19-214  
Document Date : 6/7/2019  
Date Printed : 6/12/2019

*Unparalleled Property Services*

**Association: Waterset Central Community Development District Faciliti**

**Address:**

**PAY PERIOD 05/18/19-05/31/19**

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Kanafani, Banan	REG	20.00	\$240.00	36.00%	326.40
CLUBAT					
Allen, Stephanie	REG	28.00	\$280.00	36.00%	380.80
CLUBAT					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	REG	26.75	\$334.37	36.00%	454.75
HOUSE					
Marin, Kevin	REG	42.25	\$422.50	36.00%	574.60
CLUBAT					
Williams, Douglas	REG	51.75	\$517.50	36.00%	703.80
CLUBAT					
Vanderhelm, Kara	REG	33.00	\$330.00	36.00%	448.80
POOLA					
Mazzoni, Barry	REG2	16.00	\$461.44	26.00%	581.41
PRMGR					
Caley Chevalier, Ann	REG	20.00	\$300.00	26.00%	378.00
ADMINA					



# Castle Management, LLC

Ph: 954-792-6000 fax: 954-792-6928

Document Date 6/7/2019

Document No. PREIM06-07-19-214

Date Printed: 6/12/2019

## Report Totals:

<b>Billing:</b>	4,000.88
<b>Total Sales Tax:</b>	
<b>Balance Due:</b>	<b>4,000.88</b> ✓

=====

JUN 17 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUN 21 2019

Fund 001 GL 57200 CC 3305

Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/13/2019  
Payable to: Corey Manley ✓  
Address: 6514 Salt Creek Ave  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund for alcohol  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:

*Ann N Caley Chevalier*

Date Rec'd Dist Office JUN 18 2019  
DM Approval *Grant Phillips*  
Date Entered JUN 21 2019  
Fund 201 GL 20205 CC  
Check #



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

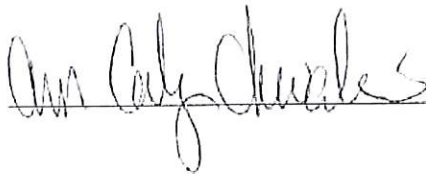
## Check Request

Amount: \$200.00  
Date: 6/5/2019  
Payable to: Dawn Errico  
Address: 7007 Makers Way  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier

### Special Instructions:

1) Code to 001- 20 205

Approved by:



Date Rec'd Rizzetta & Co., Inc. JUN - 5 2019

D/M approval Grant Phillips Date 6-11-2019

Date entered JUN 07 2019

Fund 001 GL 20205 OC

Check #





Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lspock@rizzetta.com

Invoice Date	Invoice Number
06/10/2019	10330
Terms	Service Through
	06/10/2019

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
05/09/2019	Erin R McCormick	Review of Agenda Packages and prepare for Board of Supervisors meeting; preparation of License Agreement; travel to and attend Board of Supervisors meeting; follow up on items for Board meeting	3.80	\$ 1,387.00
05/23/2019	Erin R McCormick	Review of emails for approval of Heidt Design proposal for services;	0.20	\$ 73.00
05/30/2019	Erin R McCormick	Review Tentative Agenda for June meeting [ CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
06/03/2019	Erin R McCormick	Review of email from Grant Phillips regarding June Board meeting and proposed budget;	0.20	\$ 73.00
06/07/2019	Erin R McCormick	Review of Agenda, Minutes and back up materials and preparation for upcoming Board meeting; review of email from Grant Phillips and proposed FY 2019-2020 Budget; review of email from Amanda King regarding budget; review of correspondence with Misty Taylor regarding Independent Service Provider Agreement; review of draft Independent Contractor Agreement; preparation of documents for User Fees for Independent Service Providers; review of proposal by Aquatic Systems; left message for Grant Phillips regarding above issues; emails to Grant Phillips and Jennifer Budis regarding above; preparation of Aquatics Maintenance Agreement; preparation of Rule Development and Notice of Proposed Rule for User Fee;	4.60	\$ 1,679.00

**In Reference To: General Representation (Expenses)**

Date	By	Expenses	Amount
05/09/2019	Erin R McCormick	Tolls and mileage to Board of Supervisors meeting	\$ 17.50





Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lspock@rizzetta.com

Invoice Date	Invoice Number
06/10/2019	10330
Terms	Service Through
	06/10/2019

Date Rec'd Dist Office JUN 12 2019  
DM Approval \_\_\_\_\_  
Date Entered JUN 17 2019  
Fund 001 GL 51400 CC 3107  
Check # \_\_\_\_\_

Total Hours	9.00 hrs
Total Work	\$ 3,212.00
Total Expenses	\$ 17.50
Total Invoice Amount	\$ 3,229.50
Previous Balance	\$ 4,015.00
5/28/2019 Payment - Check Split Payment	(\$4,015.00)
Balance (Amount Due)	\$ 3,229.50

*Grant Phillips*





Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lsrock@rizzetta.com

Invoice Date	Invoice Number
06/10/2019	10331
Terms	Service Through
	06/10/2019

**In Reference To: Petition to Contract CDD Boundaries (Work)**

Date	By	Services	Hours	Amount
05/20/2019	Erin R McCormick	Review of email from Andrea Cruz, Clerk of the Board of County Commissioners and Ordinance Contracting CDD Boundaries with Acknowledgment from the Secretary of State;	0.30	\$ 109.50
05/21/2019	Erin R McCormick	Prepare Notice of Modification of CDD Boundaries;	1.30	\$ 474.50
05/22/2019	Erin R McCormick	Review of April 2019 Financial Statements	0.30	\$ 109.50
05/30/2019	Erin R McCormick	Get Notice of Contraction notarized; record Notice of Contraction in the Public Records;	0.70	\$ 255.50
06/03/2019	Erin R McCormick	Receipt of recorded Notice of Contraction; prepare email and transmit recorded Notice to Grant Phillips, Jamie Scarola and Jessica Mahoney;	0.30	\$ 109.50

**In Reference To: Petition to Contract CDD Boundaries (Expenses)**

Date	By	Expenses	Amount
06/10/2019	Erin R McCormick	Recording Fees for Notice of Contraction of CDD Boundaries	\$ 62.50

Total Hours	2.90 hrs
Total Work	\$ 1,058.50
Total Expenses	\$ 62.50
Total Invoice Amount	\$ 1,121.00
Previous Balance	\$ 1,837.56





Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development  
District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lspock@rizzetta.com

Invoice Date	Invoice Number
06/10/2019	10331
Terms	Service Through
	06/10/2019

Date Rec'd Dist Office JUN 12 2019  
DM Approval \_\_\_\_\_  
Date Entered JUN 17 2019  
Fund 001 GL 13105 CC \_\_\_\_\_  
Check # \_\_\_\_\_

5/28/2019 Payment - Check Split Payment	(\$1,837.56)
Balance (Amount Due)	\$ 1,121.00

*Grant Phillips*



**WATERSET CENTRAL CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: May 9, 2019

Name of Board Supervisor	Check if present	Check if paid
Rick Stevens	✓	
Aaron Baker	✓	
Pete Williams	✓	✓
Pam Parisi	✓	
Lynda McMorrow	✓	

PW 050919

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:00 AM
Meeting End Time:	9:53 AM
Total Meeting Time:	53 min

Time Over \_\_\_\_\_ () Hours:

Total at \$175 per Hour:

DM Signature: 

Please forward copy to Tiffany Judd for BOS payment and  
to Marcia Eannetta for extended meeting hours.

Date Rec'd Dist Office MAY 24 2019

DM Approval Grant Phillips

Date Entered MAY 31 2019

Fund 001 GL 51100 CC 1101

Check # \_\_\_\_\_





4424 N Lois Ave.  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

# Invoice

Date	Invoice #
5/23/2019	18579

<b>Bill To</b>
Waterset Club C/O Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

<b>Ship To</b>
Waterset Club C/O Waterset Central CDD Katelyn Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

S.O. No.	P.O. No.	Terms	Rep
2274			SB

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
400-150-004	Smart Medicine Ball, 10lb (Blue)	1	0	1	60.99	60.99
400-230-006	5 ft Fitness Cable, 60 lbs (Red)	1	0	1	10.00	10.00
400-160-005	Smart Quick Flip Handle - Single (Pair)	1	0	1	9.95	9.95
Shipping	Shipping and Handling	1	0	1	25.00	25.00

Date Rec'd Fizzetta & Co. Inc. JUN 19 2019  
 D/M approval *Grant Phillips* Date 6-25-2019  
 Date entered JUN 21 2019  
 Fund 001 GL 57200 OC 4614  
 Check #

	<b>Subtotal</b>	\$105.94
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$105.94
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$105.94



## Invoice

Waterset Central CDD  
Accounts Payable  
5844 Old Pasco RD  
Suite 100  
Wesley Chapel, FL 33544-0000

Billing Group #:	39057
Invoice Date:	June 06, 2019
Invoice #:	289531ES
Due Date:	July 01, 2019
Current Charges:	\$47.33
Last Payment:	\$25.04
Payment Date:	May 20, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$47.33

### Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	04/29/19 - 05/29/19	86.90	\$31.63
Fuel	04/29/19 - 05/29/19	2.81	\$1.02
<b>Commodity Charges Sub Total:</b>		<b>89.71</b>	<b>\$32.65</b>
Transportation			\$8.73
<b>Transportation Charges Sub Total:</b>			<b>\$8.73</b>
Customer Charge			\$5.95
<b>Miscellaneous Charges Sub Total:</b>			<b>\$5.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$47.33</b>
Sales Taxes			\$0.00
<b>Taxes Sub Total:</b>			<b>\$0.00</b>
<b>Total Current Charges:</b>			<b>\$47.33</b>

Date Rec'd Dist Office **JUN 10 2019**

DM Approval

Date Entered **JUN 17 2019**

Fund **001** GL **53200** CC **4304**

Check #

Thank you for your business.

Please detach and remit this portion with your payment

Billing Information		Customer Information	Make Checks Payable To: Florida Natural Gas
Billing Group #:	39057	Waterset Central CDD	Please include your Billing Group # on your check.
Invoice Date:	June 06, 2019	Accounts Payable	Wire/ACH Payment To:
Invoice #:	289531ES	5844 Old Pasco RD	Bank: Wells Fargo Bank, Atlanta, GA
Due Date:	July 01, 2019	Suite 100	ABA #: 121000248
Current Charges:	\$47.33	Wesley Chapel, FL	Acct Name: Florida Natural Gas
Last Payment:	\$25.04	33544-0000	Account #: 2000036933330
Payment Date:	May 20, 2019		
Prior Balance Due:	\$0.00		
Total Amount Due:	\$47.33		
Amount Paid:			

**Mail Payment To:**  
Florida Natural Gas  
P.O. Box 934726  
Atlanta, GA 31193-4726



**Account Detail**

<b>Service Address:</b>	7281 Paradiso Drive - Pool Heaters	<b>City, State:</b>	Apollo Beach, FL
<b>Utility:</b>	TECO - Peoples Gas	<b>Utility Account #:</b>	221003734730

**Current Charges****Natural Gas - Commodity**

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	04/29/19 - 05/29/19	86.90	\$0.3640	\$31.63
Fuel	04/29/19 - 05/29/19	2.81	\$0.3640	\$1.02
<b>Totals:</b>		89.71		\$32.65

**Transportation Charges**

Description	Units	Price	Cost
Transportation	86.90	\$0.1005	\$8.73
<b>Totals:</b>			\$8.73

**Miscellaneous Charges**

Description	Cost
Customer Charge	\$5.95
<b>Totals:</b>	\$5.95

**Taxes**

Description	Cost
Florida State Tax 100% Exempt	\$0.00
Hillsborough County Tax 100% Exempt	\$0.00
<b>Totals:</b>	\$0.00

**Total Account Charges:** \$47.33



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 5/25/2019  
Payable to: Karen Stowe  
Address: 6320 SpringLine Place  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley  
Special Instructions:  
1) Code to 001- 20205

Approved by:

Ann N Caley

Date Rec'd Rizzetta & Co., Inc. MAY 31 2019

D/M approval Grant Phillips Date 6-11-2019

Date entered JUN 07 2019

Fund 001 GL 20205 OC

Check #





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
5/31/2019	144099

<b>Bill To:</b>
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
St Augustine Fertilizer	1	760.00	760.00
Bahia Fertilizer	1	75.00	75.00
Celebration Bermuda Fertilizer	1	150.00	150.00
Ornamental Fertilizer	1	450.00	450.00
<div> <div>JUN 13 2019</div> <div>Date Rec'd Dist Office _____</div> <div>DM Approval _____</div> <div>Date Entered <u>JUN 17 2019</u></div> <div>Fund <u>001</u> <u>GL 53900</u> <u>cc 4604</u></div> <div>Check # _____</div> <div>Grant Phillips</div> </div>			

May 2019		Total	\$1,435.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/30/2019	Balance Due \$1,435.00





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
5/31/2019	144100

<b>Bill To:</b>
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description		Qty	Rate	Amount
Pest Control		1	250.00	250.00
Date Rec'd Dist Office <u>JUN 13 2019</u>				
DM Approval _____				
Date Entered <u>JUN 17 2019</u>				
Fund <u>001</u> GL <u>53900</u> CC <u>4604</u>				
Check # _____				
<i>Grant Phillips</i>				
May 2019			Total	\$250.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	6/30/2019	Balance Due	\$250.00





# NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue  
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:  
888.908.8388

www.nvirotect.com

## INVOICE

Waterset Central CDD  
7821 Paradise Drive  
Apollo Beach, FL 33572

Date: 6/12/19

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Account Number: 12545

Invoice Number: 179247

Previous Balance: \$0.00

Commercial General Pests \$85.00

Sales Tax: \$0.00

Service Amount: \$85.00

Check /Cash: U/SU

Technician(s): U/SU

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- ☐ Acrobat Ants
- ☐ Argentine Ants
- ☐ Bed Bugs
- ☐ Carpenter Ants
- ☐ Crazy Ants
- ☐ Drain Flies
- ☐ Fire Ants
- ☐ Fleas
- ☐ German Roaches
- ☐ Ghost Ants
- ☐ Mud Daubers
- ☐ Pantry pests
- ☐ Paper Wasps
- ☐ Pharaoh Ants
- ☒ Preventative
- ☐ Roaches
- ☐ Silverfish
- ☐ Spiders
- ☐ Ticks

### Treatment

- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Avert Dry Flow Bait .054%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol
- ☐ Dekko Silver Fish Paks
- ☐ Delta Dust
- ☐ Gentrol Liquid
- ☐ Inspection
- ☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
- ☐ Nyguard IGR
- ☐ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☒ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Ultracide .985%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .249%
- ☐ Web Out

### Rodent Control

- ☐ Mice
- ☐ Rats
- ☐

### Treatment

- ☐ CM Rat Snap Traps
- ☐ Contrac Blox Rodent Bait
- ☐ Final Blox Rodent Bait

- ☐ Rodent Bait Stations
- ☐ T-Rex Rat Snap Traps
- ☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

JUN 13 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval \_\_\_\_\_

Date Entered \_\_\_\_\_

JUN 17 2019

Fund 001

GL 57200

cc 4614

Check # \_\_\_\_\_

Gran



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$150.00 \$200.00

Date: 6/5/2019

Payable to: Patricia Olivares

Address: 6628 Current Dr  
Apollo Beach, FL 33572

Description: Rental Deposit Refund for alcohol

Requestor: Ann Caley-Chevalier

Special Instructions:

1) Code to 001- 20205

This is a cancellation for The Gathering Room

Approved by:

*Ann Caley Chevalier*

Date Rec'd Dist Office JUN 05 2019

DM Approval

Date Entered JUN 17 2019

Fund 001 GL ☒ CC ☒

Check #

36900-1025 138.25  
20201 11.75  
20205 200.00

*Grant Phillips*





4595 118th Avenue North  
Clearwater, FL 33762  
727-527-7864

## INVOICE

DATE

5/8/2019

INVOICE #

0000039199

CUST #

0006822

5/8/2019

### BILL TO:

Waterset CDD Central  
5844 Old Pasco Rd. Suite 100  
Wesley Chapel FL 33544

813-677-2114

### SHIP TO:

Waterset Clubhouse  
7281 Paradiso Dr  
Apollo Beach FL 33572

Fax

P.O. NUMBER		TERMS	SALES PERSON	
		COD	Tom Seddon	
QUAN	Part #	DESCRIPTION	PRICE EACH	AMOUNT
1.00		Service Description - Work with Tim on installing new drain Pan on AHU, 2, install new trap to drain line, start unit check system pressures temperatures in operation.		
1.00		Sp, 136 hp, 345 sh, 11 sc, 13 Service Description - when I arrived I found a return static pressure of .8 I went around return branches and make sure all return dampers were open With filter. I installed a new filter in the return side pressure was 6. I lower the fan speed too low can a static pressure drop to .4. I recommend having a cheaper throwaway filter installed to help reduce the return static pressure. I also assisted in the changing of the horizontal drain pan.		
4.70		Labor	85.00	399.50
1.00	CAREVAC03D	Carrier/ICP Replacement Horizontal Condensate pan	150.77	150.77
		Thank you for your business!	Date Rec'd Dist Office <u>JUN 17 2019</u>	
		All repairs are warrantied for 30 days. Please call our office at 727-527-7864 if you have any questions about the invoice. We are happy to assist you.	DM Approval <u>Grant Phillips</u> Date Entered <u>JUN 21 2019</u> Fund <u>001</u> GL <u>57200</u> cc <u>4620</u>	
			Check # _____	
Signature here _____		Thank You!		
		I agree with the services performed and technician recommendations		
Dispatch Number :	94587	<b>\$550.27</b>		
Maintenance Agreement				
Dispatch Technician	Tim Dembek	TOTAL AMOUNT DUE TODAY		
Recieved By	AEASLEY	Date Dispatch Recieved	5/1/2019	
Equipment:				
Filter Size(s)		RA/SA Delta T		
A Company Where Honesty and Quality Work Hand in Hand				





PO Box 271647  
Tampa FL 33688-164747

Customer Service (813) 265-0292  
RepublicServices.com/Support

Account Number 3-0696-0036370  
Invoice Number 0696-000805076  
Invoice Date May 17, 2019  
Previous Balance \$168.40  
Payments/Adjustments -\$168.40  
Current Invoice Charges \$202.68

**RECEIVED**  
MAY 28 2019

<b>Total Amount Due</b> \$202.68	<b>Payment Due Date</b> June 06, 2019
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

BY: ..... Description Reference Amount  
Payment - Thank You 05/14 1241 -\$168.40

**CURRENT INVOICE CHARGES**

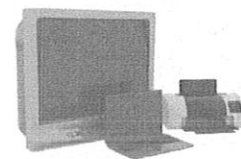
Description	Reference	Quantity	Unit Price	Amount
<b>Waterset Central Cdd 7281 Paradiso Drive PO joe roethke</b>				
<b>Apollo Beach, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTH CO - CLASS 1</b>				
Pickup Service 06/01-06/30			\$99.22	\$99.22
<b>1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks</b>				
<b>Disposal:METRO: SINGLE STREAM-FEL</b>				
Recycling Service 06/01-06/30			\$48.40	\$48.40
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$49.11
<b>CURRENT INVOICE CHARGES</b>				<b>\$202.68</b>

DM Approval Grant Phillips  
Date Entered MAY 31 2019  
Fund 001 GL 53400 CC 4305

Check # \_\_\_\_\_

**Electronics Recycling with BlueGuard™**

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



PO Box 271647  
Tampa FL 33688-164747

Please Return This  
Portion With Payment

**Total Enclosed**

202.68

Address Service Requested

L2RCACDTVA 022305



WATERSET CENTRAL CDD  
JOE ROETHKE  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544-4010



<b>Total Amount Due</b>	<b>\$202.68</b>
<b>Payment Due Date</b>	<b>June 06, 2019</b>
<b>Account Number</b>	<b>3-0696-0036370</b>
<b>Invoice Number</b>	<b>0696-000805076</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



REPUBLIC SERVICES #696  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30696003637000000008050760000202680000202686

L2RCACDTVA 022305 1NNNNNNNN NNN NNN 001 001 044615 21192576.1



New Life Cleaning Service LLC  
5035 Jody Ave  
Nort Port FL 34288  
United States

Waterset *Central CDD*  
Monica Nagar

Invoice # 0000223  
Invoice Date May 8, 2019  
Balance Due (USD) \$1,408.00

Task	Time Entry Notes	Rate	Hours	Line Total
Cleaning	4/29-5/3	16.00	40	640.00
Cleaning	5/6-5/10	16.00	40	640.00
Cleaning	5/13	16.00	8	128.00

Total 1,408.00  
Amount Paid 0.00  
Balance Due (USD) \$1,408.00

JUN 06 2019

This invoice was sent using FRESHBOOKS

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval *Grant Phillips*  
Date Entered JUN 07 2019  
Fund 001 GL 57200cc 4706  
Check # \_\_\_\_\_



**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
6/1/2019	INV0000040992

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00168

Description	Qty	Rate	Amount
District Management Services	3101 - 1.00	\$1,675.00	\$1,675.00
Administrative Services	3100 - 1.00	\$375.00	\$375.00
Accounting Services	3201 - 1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections	3111 - 1.00	\$300.00	\$300.00
MAY 23 2019			
Date Rec'd Dist Office _____			
DM Approval <u>Grant Phillips</u>			
Date Entered <u>MAY 31 2019</u>			
Fund <u>001</u> GL <u>51300</u> CC <u>See above</u>			
Check # _____			
Subtotal			\$3,850.00
Total			\$3,850.00



**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
6/1/2019	INV0000004405

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Net 20	00168

Description	Qty	Rate	Amount
EMail Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div>MAY 23 2019</div> <div>Date Rec'd Dist Office _____</div> <div>DM Approval <u>Grant Phillips</u></div> <div>Date Entered <u>MAY 31 2019</u></div> <div>Fund <u>001</u> GL <u>51300</u> CC <u>5103</u></div> <div>Check # _____</div>			
<b>Subtotal</b>			\$175.00
<b>Total</b>			\$175.00



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/13/2019  
Payable to: Stephanie Jackson ✓  
Address: 6919 Paradiso Drive  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund for alcohol  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001-20205

Approved by:

*Ann Caley Chevalier*

Date Rec'd Dist Office JUN 18 2019  
DM Approval Grant Phillips  
Date Entered JUN 21 2019  
Fund 001 GL 20205 CC   
Check #



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/5/2019  
Payable to: SuLing Caballero  
Address: 7511 Lantern Park Ave  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier

Special Instructions:

1) Code to 001- 20205

Approved by:

*Ann Caley-Chevalier*

Date Rec'd Rizzetta & Co., Inc. JUN - 5 2019

D/M approval *Grant Phillips* Date 6-11-2019

Date entered JUN 07 2019

Fund 001 GL 20205 OC

Check #



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
6/3/2019	5374

Bill To
Waterset Central CDD c/o Rizzetta & Co 9428 Camden Field PKWY Riverview, FL. 33578

P.O. No.	Terms	Project
June 2019	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.  <div style="text-align: right;"><b>JUN 03 2019</b> Date Rec'd Dist Office _____ DM Approval <u>Grant Phillips</u> Date Entered <b>JUN 07 2019</b> Fund <u>001</u> GL <u>57200</u> CC <u>4625</u> Check # _____</div>	1,850.00	1,850.00

Thank you for your business.

**Total** \$1,850.00

Phone #

(727) 271-1395



Statement Date: 06/04/2019

Account: 221003491596

WATERSET CENTRAL CDD POOL HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

**RECEIVED**  
JUN - 7 2019

Current month's charges:	\$7,354.71
Total amount due:	\$7,354.71
Payment Due By:	06/25/2019

**Your Account Summary**

Previous Amount Due \$5,742.88  
Payment(s) Received Since Last Statement -\$5,742.88  
Current Month's Charges \$7,354.71  
**Total Amount Due \$7,354.71**

Date Rec'd Dist Office \_\_\_\_\_

DM Approval \_\_\_\_\_

Date Entered JUN 17 2019

Fund 001 GL α CC 4 See right

Check # \_\_\_\_\_

*Grant Phillips*

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Sign up for free Power Updates this storm season**

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



53100-4301 848.18  
53100-4304 1273.52  
53100-4307 4066.01  
15601 1167.00



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221003491596

Current month's charges:	\$7,354.71
Total amount due:	\$7,354.71
Payment Due By:	06/25/2019
Amount Enclosed	\$ <u>7354.71</u>

622988109934

00002310 02 AB 0.40 33544 FTECO106051900102410 00000 06 01000000 003 09 36924 007



WATERSET CENTRAL CDD POOL HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6229881099342210034915960000007354719





## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

Mail Payments to  
TECO

P.O. Box 31318  
Tampa, FL 33631-3318

All Other Correspondence  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

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Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



**Account:** 221003491596  
**Statement Date:** 06/04/2019  
**Current month's charges due** 06/25/2019

**RECEIVED**  
 JUN - 7 2019

## Details of Charges – Service from 05/02/2019 to 06/03/2019

BY: .....

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service Demand - Standard

Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	06/03/2019	70,336		55,883		14,453 kWh	1	33 Days
C16057	06/03/2019	31.7		0		31.7 kW	1	33 Days

Basic Service Charge		\$30.24
Demand Charge	32 kW @ \$10.59000/kW	\$338.88
Energy Charge	14,453 kWh @ \$0.01596/kWh	\$230.67
Fuel Charge	14,453 kWh @ \$0.03227/kWh	\$466.40
Capacity Charge	32 kW @ -\$0.03000/kW	-\$0.96
Energy Conservation Charge	32 kW @ \$1.17000/kW	\$37.44
Environmental Cost Recovery	14,453 kWh @ \$0.00220/kWh	\$31.80
Florida Gross Receipt Tax		\$29.09
<b>Electric Service Cost</b>		<b>\$1,163.56</b>
State Tax		\$109.96

**Total Electric Cost, Local Fees and Taxes**

**\$1,273.52**

**Other Fees and Charges**

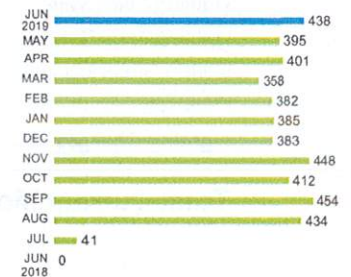
Electric Security Deposit \$1,167.00

**Total Other Fees and Charges**

**\$1,167.00**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



## Details of Charges – Service from 05/02/2019 to 06/03/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	06/03/2019	34,222		25,654		8,568 kWh	1	33 Days
C16276	06/03/2019	24.57		0		24.57 kW	1	33 Days





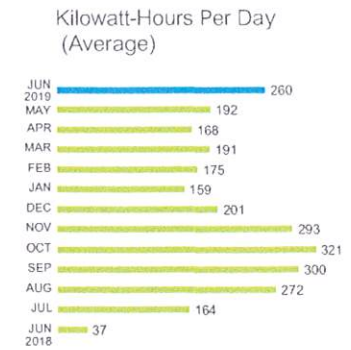
## Details of Charges – Service from 05/02/2019 to 06/03/2019 *continued*

Basic Service Charge		\$30.24
Demand Charge	25 kW @ \$10.59000/kW	\$264.75
Energy Charge	8,568 kWh @ \$0.01596/kWh	\$136.75
Fuel Charge	8,568 kWh @ \$0.03227/kWh	\$276.49
Capacity Charge	25 kW @ -\$0.03000/kW	-\$0.75
Energy Conservation Charge	25 kW @ \$1.17000/kW	\$29.25
Environmental Cost Recovery	8,568 kWh @ \$0.00220/kWh	\$18.85
Florida Gross Receipt Tax		\$19.37
<b>Electric Service Cost</b>		<b>\$774.95</b>
State Tax		\$73.23

**Total Electric Cost, Local Fees and Taxes**

**\$848.18**

## Tampa Electric Usage History



## Details of Charges – Service from 04/30/2019 to 05/29/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2104 kWh @ \$0.02904/kWh	\$61.10
Fixture & Maintenance Charge	104 Fixtures	\$1375.60
Lighting Pole / Wire	104 Poles	\$2239.12
Lighting Fuel Charge	2104 kWh @ \$0.03194/kWh	\$67.20
Florida Gross Receipt Tax		\$3.29
State Tax		\$319.70

**Lighting Charges**

**\$4,066.01**

**Total Current Month's Charges**

**\$7,354.71**

## Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.



WATERSET CENTRAL CDD POOL HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

**RECEIVED**  
JUN - 7 2019

BY: .....

Statement Date: 06/04/2019  
Account: 221003734730

Current month's charges:	\$64.14
Total amount due:	\$64.14
Payment Due By:	06/25/2019

**Your Account Summary**

Previous Amount Due	\$219.15
Payment(s) Received Since Last Statement	-\$219.15
<b>Current Month's Charges</b>	<b>\$64.14</b>
<b>Total Amount Due</b>	<b>\$64.14</b>

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered JUN 17 2019  
Fund 001 GL 53200 CC 4304  
Check # \_\_\_\_\_

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Cook like a pro.  
Save energy.  
Earn a rebate up to \$200.

*Love*  
*Natural Gas*

peoplesgas.com



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your natural gas bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [peoplesgas.com/billpay](http://peoplesgas.com/billpay).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221003734730

Current month's charges:	\$64.14
Total amount due:	\$64.14
Payment Due By:	06/25/2019

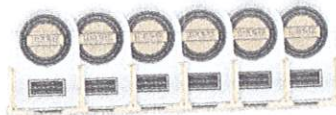
Amount Enclosed \$ 64.14  
652617716637

WATERSET CENTRAL CDD POOL HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6526177166372210037347300000000064145





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

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### Your payment options are:

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- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** – The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

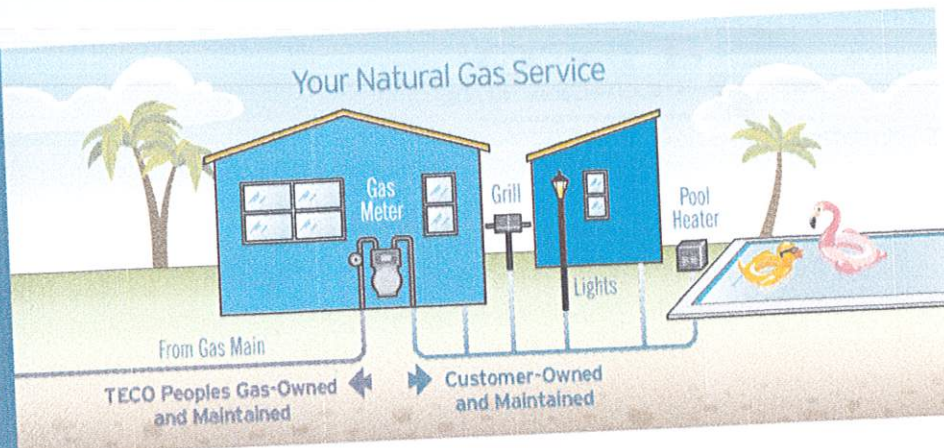
**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.







# Let's work together to keep our system safe.



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit [peoplesgas.com](http://peoplesgas.com) and choose *Appliance Sales and Service*.

We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

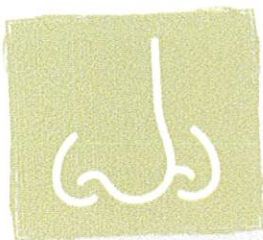
Visit [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) to learn more.



PGS042517

## Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.



Remember to use your senses when you are walking around your home, business or neighborhood.

**SMELL** - If you smell rotten eggs, a natural gas leak could be nearby.

**SIGHT** - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

**SOUND** - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

If you suspect a natural gas leak, leave the area immediately and call us at **877-832-6747 (877-TECO-PGS)**.

We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.



PGS050719



WATERSET CENTRAL CDD POOL HEATERS  
WATER HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

RECEIVED  
JUN - 7 2019

BY: .....

Statement Date: 06/04/2019  
Account: 221004023737

Current month's charges:	\$36.10
Total amount due:	\$4.85
Payment Due By:	06/25/2019

**Your Account Summary**

Previous Amount Due	\$36.10
Payment(s) Received Since Last Statement	-\$36.10
Miscellaneous Credits	-\$31.25
Credit balance after payments and credits	-\$31.25
<b>Current Month's Charges</b>	<b>\$36.10</b>
<b>Total Amount Due</b>	<b>\$4.85</b>

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUN 17 2019

Fund 001 GL 53200 CC 4304

Check # \_\_\_\_\_

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Cook like a pro.  
Save energy.  
Earn a rebate up to \$200.

*Love*  
*Natural Gas*

peoplesgas.com

**Billing and payments made easy!**

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221004023737

Current month's charges:	\$36.10
Total amount due:	\$4.85
Payment Due By:	06/25/2019
Amount Enclosed	\$ <u>36.10</u>

657555977559

WATERSET CENTRAL CDD POOL HEATERS  
WATER HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
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TAMPA, FL 33631-3318





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904-739-1211 (Jacksonville)  
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### Hearing Impaired/TTY

711

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### Natural Gas Energy Conservation Rebates

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- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

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contiene información en español



# ACCOUNT INVOICE

Account: 221004023737  
 Statement Date: 06/04/2019  
 Current month's charges due 06/25/2019



BY: .....

## Details of Current Month's Charges – Service from - 05/01/2019 to 05/30/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service 1 (GS1)

Meter Location: Water Heaters

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
SHI14676	05/30/2019	4	4	0 CCF	1.038	1.0000	0.0 Therms	30 Days
Customer Charge					\$33.26			
Natural Gas Service Cost					\$33.26			
State Tax					\$2.84			
Total Natural Gas Cost, Local Fees and Taxes						\$36.10		
<b>Total Current Month's Charges</b>						<b>\$36.10</b>		

### Peoples Gas Usage History

Therms Per Day (Average)

JUN 2019	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN 2018	0.0

## Miscellaneous Credits

Deposit Refund

-\$31.00

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - Gas

-\$0.25

## Total Current Month's Credits

**-\$31.25**

## Important Messages

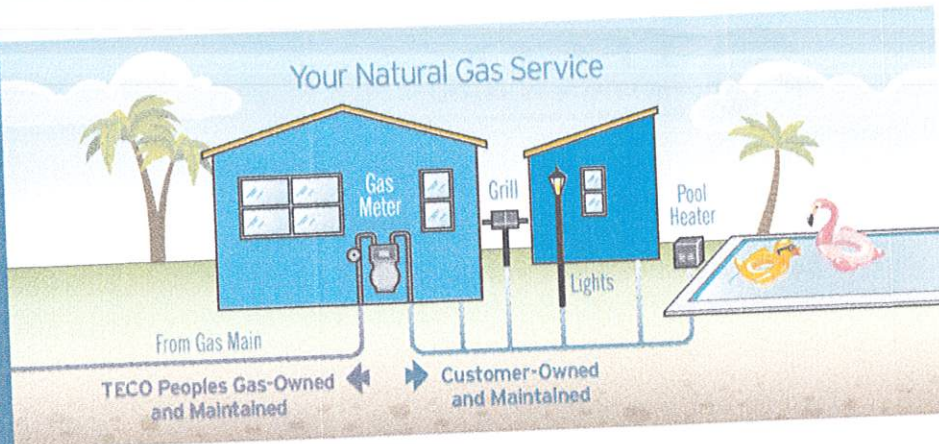
### Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.





# Let's work together to keep our system safe.



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit [peoplesgas.com](http://peoplesgas.com) and choose *Appliance Sales and Service*.

We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

Visit [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) to learn more.



PGS042517

## Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.



Remember to use your senses when you are walking around your home, business or neighborhood.

**SMELL** - If you smell rotten eggs, a natural gas leak could be nearby.

**SIGHT** - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

**SOUND** - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

If you suspect a natural gas leak, leave the area immediately and call us at **877-832-6747 (877-TECO-PGS)**.

We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.



PGS050719





tampaelectric

WATERSET CENTRAL CDD POOL HEATERS  
7302 PARADISO DR  
APOLLO BEACH, FL 33572

Statement Date: 06/04/2019  
Account: 221006521464

Current month's charges:  
Total amount due:  
Payment Due By:

### Your Account Summary

Previous Amount Due	\$21.60
Payment(s) Received Since Last Statement	\$21.60
Current Month's Charges	\$21.40
<b>Total Amount Due</b>	<b>\$21.40</b>

### Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device. Learn more at [tampaelectric.com/power](http://tampaelectric.com/power)

RECEIVED

JUN 07 2019

Grant Phillips  
JUN 17 2019

late entered

001 61531000 4301

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006521464

Current month's charges:	\$21.40
Total amount due:	\$21.40
Payment Due By:	06/25/2019

Amount Enclosed \$ 21.40

613111581803

WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6131115818032210065214640000000021408



**Account:** 221006521464  
**Statement Date:** 06/04/2019  
**Current month's charges due** 06/25/2019

**Details of Charges – Service from 05/01/2019 to 05/30/2019**

Service for: 7302 PARADISO DR, APOLLO BEACH, FL 33572

**Rate Schedule: General Service - Non Dem.**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier
E97424	05/30/2019	36	26		10 kWh	1
Basic Service Charge					\$18.14	Tampa Electr Kilowatt (Average) JUN 2019 MAY APR MAR 0.1
Energy Charge					10 kWh @ \$0.05916/kWh \$0.59	
Fuel Charge					10 kWh @ \$0.03227/kWh \$0.32	
Florida Gross Receipt Tax					\$0.49	
<b>Electric Service Cost</b>					<b>\$19.54</b>	
State Tax					\$1.86	
<b>Total Electric Cost, Local Fees and Taxes</b>					<b>\$21.40</b>	
<b>Total Current Month's Charges</b>					<b>\$21.40</b>	





tampaelectric

WATERSET CENTRAL CDD POOL HEATERS  
6002 COVINGTON GARDEN DR S  
APOLLO BEACH, FL 33572

Statement Date: 06/04/2019  
Account: 221006546453

Current month's charges:  
Total amount due:  
Payment Due By:

### Your Account Summary

Previous Amount Due	\$21.71
Payment(s) Received Since Last Statement	-\$21.71
Current Month's Charges	\$21.71
<b>Total Amount Due</b>	<b>\$21.71</b>

### Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/power](http://tampaelectric.com/power)

RECEIVED  
JUN 07 2019

Grant Phillips  
JUN 17 2019

6-20-2019

001 GL 531.00 OC 4301

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/billpay](http://tampaelectric.com/billpay).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006546453

Current month's charges:	\$21.71
Total amount due:	\$21.71
Payment Due By:	06/25/2019

Amount Enclosed \$ 21.71

621753545637

00002127 02 AB 0.40 33625 FTECO106051900102410 00000 06 01000000 002 09 36741 004

WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6217535456372210065464530000000021713



Account: 221006546453  
Statement Date: 06/04/2019  
Current month's charges due 06/25/2019

**Details of Charges – Service from 04/30/2019 to 05/30/2019**

Service for: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier
J91796	05/30/2019	44	31		13 kWh	1
Basic Service Charge					\$18.14	Tampa Electric Kilowatt (Average) JUN 2019 APR MAR
Energy Charge					13 kWh @ \$0.05916/kWh \$0.77	
Fuel Charge					13 kWh @ \$0.03227/kWh \$0.42	
Florida Gross Receipt Tax					\$0.50	
<b>Electric Service Cost</b>					<b>\$19.83</b>	
State Tax					\$1.88	
<b>Total Electric Cost, Local Fees and Taxes</b>					<b>\$21.71</b>	
<b>Total Current Month's Charges</b>					<b>\$21.71</b>	

00002127-0004503-Page 3 of 8





Statement Date: 05/28/2019

Account: 221007184437

WATERSET CENTRAL CDD POOL HEATERS  
6390 6390 GOLD COAST AVE  
APOLLO BEACH, FL 33572

Current month's charges:	\$211.29
Total amount due:	\$211.29
Payment Due By:	06/18/2019

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$211.29
<b>Total Amount Due</b>	<b>\$211.29</b>

\* 53100-4304 \$91.29  
\* 001-15601 \$120.00



RECEIVED  
MAY 31 2019  
/M approve Grant Phillips Date 6-11-2019  
ate enterer JUN 07 2019  
und 001 GL \$ 000

Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Tampa Electric will generate more solar energy per customer by 2021 than any other utility in the state.**

Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more about how we're tapping to sun to deliver renewable energy to all our customers.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

Account: 221007184437

Current month's charges:	\$211.29
Total amount due:	\$211.29
Payment Due By:	06/18/2019

Amount Enclosed \$ 211.29

602000490788

00005640 01 AB 0.40 33625 FTECO105291800062810 00000 06 01000000 008 08 40222 002



WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers, with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



**Account:** 221007184437  
**Statement Date:** 05/28/2019  
**Current month's charges due** 06/18/2019

**Details of Charges – Service from 04/30/2019 to 05/23/2019**

Service for: 6390 6390 GOLD COAST AVE, APOLLO BEACH, FL 33572

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H20247	05/23/2019	0		0		0 kWh	1	24 Days

Basic Service Charge

\$14.51

Florida Gross Receipt Tax

\$0.37

**Electric Service Cost**
**\$14.88**

State Tax

\$1.41

**Total Electric Cost, Local Fees and Taxes**
**\$16.29**
**Other Fees and Charges**

Electric Security Deposit

\$120.00

Elec Connection Chrg Initial

\$75.00

**Total Other Fees and Charges**
**\$195.00**
**Total Current Month's Charges**
**\$211.29**
**Tampa Electric Usage History**

 Kilowatt-Hours Per Day  
 (Average)

MAY 2019 0

00005640-0011834-Page 3 of 4

**Important Messages**
**Welcome to Tampa Electric!**

 Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

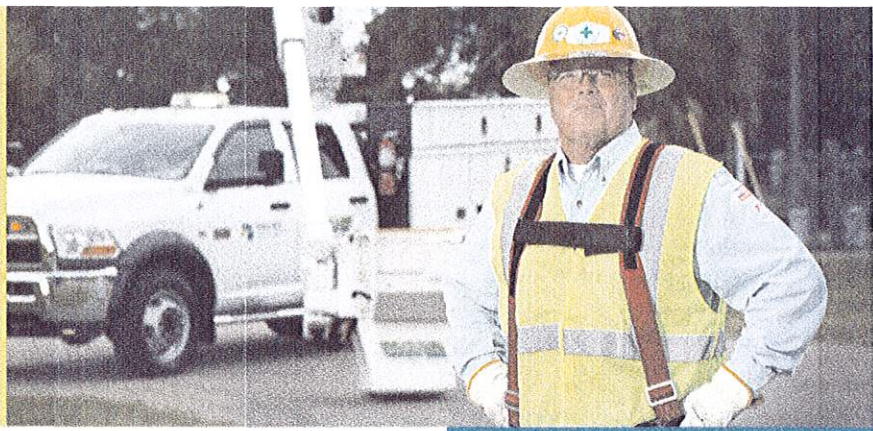
**Prorated Bill**

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.





# You're a priority on our bucket list.



Your safety and reliable service - and our fast restoration for you after severe weather - are more than just top priorities; we work year-round to be ready for hurricane season. We're in this together, and we urge you to keep the following tips in mind. Visit [tampaelectric.com/stormsafety](http://tampaelectric.com/stormsafety) for more.

## Be ready before the storm

Take these steps to help us ensure a faster response and timely updates for you if severe weather results in power outages:

- Register in advance on **tecoaccount.com** to create an online profile and better manage your account online.
- Once registered, update your contact information (phone number and email address) at **tecoaccount.com**. Our automated system will match your information to your service address when you call or go online to report an outage so that we can serve you better.
- Go to **tecoaccount.com/communication** and sign up for free Power Updates\*. Once enrolled, you'll be able to receive updates on the status of your service as you wish - text, email and/or phone calls.
- Bookmark our Outage Map page at **tampaelectric.com/outagemap**. Here, you'll be able to search for an address to see the location of a power outage and estimated restoration time.

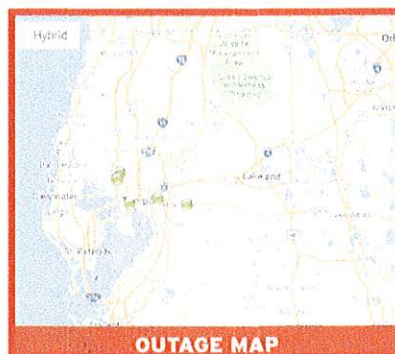
\* Message and data rates may apply.

## Report a power outage

Use any of these convenient options:

- Log into **tecoaccount.com** and report your outage with one click; or
- Visit **tampaelectric.com/outage** and report your outage. You'll need your meter or account number (found on your billing statement); or
- \*Text **OUT** to **35069**; or
- Call **1-877-588-1010**.

\* If the phone number you enter is not recognized in our system, you may text **OUT** followed by your account number or meter number.



## Safety & preparedness tips

- **Stay a safe distance away from downed power lines and avoid floodwaters.** Always assume that a downed power line is energized and move a safe distance away to safety. Floodwaters can hide energized power lines or other hazards or put you at risk of drowning.
- **Use portable generators safely.** DO NOT Plug your appliances directly into the generator. Connecting your generator to your home's circuits may cause power to flow to outside lines, posing life-threatening danger to power restoration crews. Also, DO NOT operate portable generators inside or near air conditioning ducts or in any enclosed space (including a closed garage) where deadly carbon monoxide gases could build up.
- **Register for special needs assistance** for those who require a shelter with more skilled medical care by contacting your county's emergency management agency.
- **Determine your flood zone** by visiting your county's emergency management website to see if you live in an area expected to experience heavy flooding in the event of severe weather.



## Visit our storm safety page

Visit [tampaelectric.com/stormsafety](http://tampaelectric.com/stormsafety) for information on our restoration process, safety and preparedness tips and more.



TECO42219



# **Waterset Central Community Development District**

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## **Operations and Maintenance Expenditures July 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2019 through July 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$67,449.64**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	001313	90034	Repair Gate, Basketball Court 06/19	\$ 182.75
Accurate Electronics, Inc.	001336	90263	Gate Maintenance 06/19	\$ 154.00
Alexis Lopez	001330	070819-Lopez	Rental Deposit Refund	\$ 200.00
Alexis Williams	001312	062219-Williams	Rental Deposit Refund	\$ 200.00
Alvarez Plumbing and Air Conditioning	001314	W26270	Service Call - Gym A/C	\$ 129.50
Amy Moll	001305	063019-Moll	Rental Deposit Refund	\$ 200.00
Anthony Santucci	001333	071419-Santucci	Rental Deposit Refund	\$ 200.00
Aquatic Systems, Inc.	001323	0000449120	Monthly Lake & Wetland Service 07/19	\$ 2,172.00
Ballenger & Company, Inc.	001299	19227	Irrigation Maintenance & Credit 06/19	\$ 1,320.00
BOCC	001325	7687161865 06/19	7281 Paradiso Avenue 06/19	\$ 1,597.14
BOCC	001325	7687161865 06/19-2	7281 Paradiso Avenue 06/19	\$ 1,601.24
Castle Management, LLC	001315	INS-0619-194	Insurance Reimbursement 06/19	\$ 282.20



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Castle Management, LLC	001300	PREIM06-21-19-215	Payroll Pay Period 06/01/19-06/14/19	\$ 3,219.89
Castle Management, LLC	001326	PREIM07-05-19-214	Payroll Pay Period 06/15/19-06/28/19	\$ 3,130.98
Cindy Robinson	001332	071319-Robinson	Rental Deposit Refund	\$ 200.00
Eleazar Hernandez	001328	070819-Hernandez	Rental Deposit Refund	\$ 200.00
Erin McCormick Law, PA	001316	10338	General Legal Services 06/19	\$ 3,544.50
FitRev	001327	18813	Service Call - Diagnostics 07/19	\$ 80.00
Florida Department of Health	001317	29-60-1764606 06/19	Lap Pool Permit 06/19	\$ 275.00
Florida Department of Health	001317	29-60-1764621 06/19	Zero Entry Pool Permit 06/19	\$ 275.00
Florida Department of Revenue	001318	39-8017823354-9 06/19	Sales & Use Tax Payable Quarterly	\$ 642.79
Frontier	001302	813-741-0603-061118-5 06/19	Fios Internet 06/19	\$ 498.14
Frontier	001338	813-741-0603-061118-5 07/19	Fios Internet 07/19	\$ 501.92
Grau & Associates	001303	18380	Audit Services FY17/18	\$ 2,000.00



## **Waterset Central Community Development District**

### **Paid Operation & Maintenance Expenditures**

July 1, 2019 Through July 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates	001319	18512	Audit Services FY17/18	\$ 2,800.00
Ken Haslam	001304	062319-Haslam	Rental Deposit Refund	\$ 200.00
Kim Combes	001301	062219-Combes	Rental Deposit Refund	\$ 200.00
Kristen Ball	001324	071319-Ball	Rental Deposit Refund	\$ 200.00
Landscape Maintenance Professionals, Inc.	001329	143907	Monthly Ground Maintenance 06/19	\$ 7,090.00
Landscape Maintenance Professionals, Inc.	001329	144714	Monthly Ground Maintenance 07/19	\$ 7,370.00
Landscape Maintenance Professionals, Inc.	001329	144880	Fertilize Augustine, Bahia, Bermuda, Ornamental, Palm 06/19	\$ 2,485.00
Landscape Maintenance Professionals, Inc.	001329	144881	Pest Control 06/19	\$ 270.00
Michael Torres	001310	062919-Torres	Rental Deposit Refund	\$ 200.00
Municipal Asset Management, Inc.	001306	0617323	Lease Payment on Fitness Equipment 06/19	\$ 1,323.91
Municipal Asset Management, Inc.	001340	0617364	Lease Payment on Fitness Equipment 07/19	\$ 1,323.91
Nvirotect Pest Control Services	001331	181554	Monthly Pest Control #12545 07/19	\$ 85.00



## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Payne Air Conditioning & Heating, Inc.	001320	C18072	Preventive Maintenance 07/19	\$ 356.00
Republic Services	001307	0696-000810789	(1) Waste & (1) Recycle Container Service 07/19	\$ 202.68
Rizzetta & Company, Inc.	001308	INV0000041440	District Management Fees 07/19	\$ 3,850.00
Rizzetta Technology Services	001309	INV0000004491	Email & Website Hosting Services 07/19	\$ 175.00
Sandra Garcia	001339	072119-Garcia	Rental Deposit Refund	\$ 200.00
Sharla Austin	001337	072119-Austin	Rental Cancellation	\$ 350.00
Suncoast Pool Service	001334	5442	Swimming Pool Service 07/19	\$ 1,850.00
TECO	001321	221003491596 06/19	7281 Paradiso Drive 06/19	\$ 6,153.47
TECO	001321	221003734730 06/19	7281 Paradiso Drive Pool Heater 06/19	\$ 33.26
TECO	001321	221004023737 06/19	7281 Paradiso Drive Pool Heater 06/19	\$ 37.54
TECO	001321	221006521464 06/19	7302 Paradiso Dr 06/19	\$ 21.60
TECO	001321	221006546453 06/19	6002 Covington Garden Dr S 06/19	\$ 21.60



## **Waterset Central Community Development District**

### **Paid Operation & Maintenance Expenditures**

July 1, 2019 Through July 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	001321	221007184437 06/19	6390 6390 Gold Coast Ave. 06/19	\$ 25.56
Times Publishing Company	001335	799060 07/12/19	Legal Advertising Account #173492 07/19	\$ 2,836.78
Times Publishing Company	001342	799060 07/19/19	Legal Advertising Account #173492 07/19	\$ 2,411.26
Waterset Central CDD	CD014	CD014	Debit Card Replenishment	\$ 399.54
Waterset North CDD	001311	OMR0519-1	Security Services Cost Share 20% 05/19	\$ 1,091.62
Waterset North CDD	001322	OMR0619-1	Security Services Cost Share 20% 06/19	<u>\$ 1,078.86</u>
Report Total				<u><u>\$ 67,449.64</u></u>



**ACCURATE ELECTRONICS, INC.**

9225 Ulmerton Road Suite 410 Largo, Florida 33771

PINELLAS (727) 533-0295 • HILLSB. (813) 983-9131  
 SARASOTA (941) 952-1088 • FORT MYERS (239) 332-8700  
 ORLANDO (407) 203-2620  
 FAX FOR ALL LOCATIONS: (727) 518-1995

BILL TO:

WATERSET CENTRAL CDD  
 C/O AMANDA KING  
 5844 OLD PASCO RD., STE. 100  
 WESLEY CHAPEL, FL 33544

**INVOICE**

DATE

INVOICE #

6/21/2019

90034

SHIP TO:

WATERSET CENTRAL CDD  
 7281 PARADISO DR  
 APOLLO BEACH, FL 33572

P.O. NUMBER	TERMS	REP	W.O. / CONTRACT	TECHNICIAN
ANN CALEY-CHEVALI...	Net 30	JC2	1000010819	CLOUD, JASON

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	PROBLEM REPORTED ANN CALEY-CHEVALIER 6/20/19 2:41PM 813-677-2114 GATE AT BASKETBALL COURT NOT LOCKING.	0.00	0.00
1	PROBLEM FOUND Found Kant slam installed on a round post w only 2 of the four bolts. One top right, one bottom left. This allows the bracket to twist and deform.	0.00	0.00
	ACTION TAKEN Removed bracket and straightened. Reinstalled. Adding washers behind the bottom left, and adding another bolt, bottom right, to keep the forces equal so it doesn't bend again. Tested. Operational. Painted. Test again. It's good.	0.00	0.00
1	TRIP CHARGE	55.00	55.00
1.25	TECH SERVICES..1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	99.00	123.75
1	4" 9/16 bolt	4.00	4.00
	7% Sales tax rate	7.00%	0.00
<div style="text-align: center;">             BY: .....             Date Rec'd Rizzetta &amp; Co., Inc. ....            D/M approval <u>Grant Phillips</u> Date <u>7-9-2019</u>            Date entered <u>05 2019</u>            Fund <u>907</u> GL <u>57200</u> OC <u>4911</u>            Check # .....         </div>			

Thank you for your business.

**TOTAL****\$182.75**





# ACCURATE ELECTRONICS, INC.

9225 Ulmerton Road Suite 410 Largo, Florida 33771

PINELLAS (727) 533-0295 • HILLSB. (813) 983-9131  
SARASOTA (941) 952-1088 • FORT MYERS (239) 332-8700  
ORLANDO (407) 203-2620  
FAX FOR ALL LOCATIONS: (727) 518-1995

BILL TO:

WATERSET CENTRAL CDD  
C/O AMANDA KING  
5844 OLD PASCO RD., STE. 100  
WESLEY CHAPEL, FL 33544

## INVOICE

DATE

INVOICE #

7/3/2019

90263

SHIP TO:

WATERSET CENTRAL CDD  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

P.O. NUMBER	TERMS	REP	W.O. / CONTRACT	TECHNICIAN
KATELYN OR ANN	Net 30	JC2	1000010891	CLOUD, JASON

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	PROBLEM REPORTED 6/27/19 @ 10:00AM KATELYN OR ANN CALEY 813-677-2114 THE GATES AT THE CLUBHOUSE, THE BADGES OPEN THE LOCK, BUT WHEN IT CLOSES IT DOESN'T LOCK ALL THE TIME. PLEASE ADJUST THE HOURS FOR TIMERS TO WINTER HOURS, ALSO THEY WANT TO LEARN HOW TO DO THIS. PROBLEM FOUND Found hinges making a lot of noise, sounds like full of sand. ACTION TAKEN Flush hinges out with lubricant, working debris out of the inner workings. Nice and quiet and closing all the way now. Also adjust time schedules for landings pool	0.00	0.00
1	TRIP CHARGE	55.00	55.00
1	TECH SERVICES..1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	99.00	99.00
	7% Sales tax rate	7.00%	0.00

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUL 26 2019

Fund 001 GL 57200 CC 4911

Check # \_\_\_\_\_

**RECEIVED**

**JUL 25 2019**

BY: \_\_\_\_\_

Thank you for your business.	<b>TOTAL</b>	<b>\$154.00</b>
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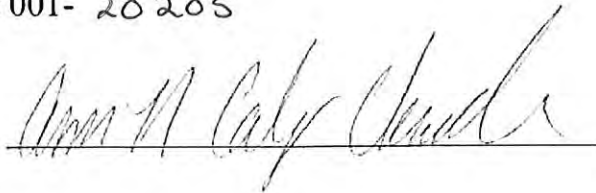
# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 07/08/2019  
Payable to Alexis Lopez ✓  
Address: 6425 Triton Lane  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:



Date Rec'd Rizzetta & Co., Inc. JUL 10 2019  
D/M approval Grant Phillips Date 7-19-2019  
Date entered JUL 19 2019  
Fund 001 GL 20205 OC OC  
Check #



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/22/2019  
Payable to: Alexis Williams  
Address: 6316 Havensport Dr  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:

*Ann Caley-Chenier*

JUN 27 2019

Date Rec'd Dist Office

DM Approval

*Grant Phillips*

Date Entered

JUL 01 2019

Fund

001

GL

20205

CC

Check #



**Alvarez Plumbing & A/C**  
1623 S 51st Street - Tampa Florida 33619  
Phone 813-655-7520 / Fax 813-247-3994  
www.alvarezplumbing.com



## Invoice

Invoice #: **W26270**  
Invoice Date: Jun 18/19  
Work Completed: Jun 13/19  
PO #:  
Work Order 19-05178

**Bill To:**

Waterset Central CDD  
9428 Camden Field Parkway

Riverview FL 33578

**Job Location:**

7281 Paradise Drive  
Apollo Beach FL 33572

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**Description of Services and Work Rendered:**

---

06/12/19

APAC technician was called out for gym AC not cooling. On arrival technician found water in secondary float switch due to clogged drain trap. Technician notes there are 2 systems side by side that are trapped and share one main drain. Also states there is an emergency overflow tied into main drain. Technician states systems are operating on departure.

Total: \$ 129.50  
Credit: \$ 0.00  
**Balance Due: \$ 129.50**

Date Rec'd Dist Office JUL 01 2019  
DM Approval Grant Phillips  
Date Entered JUL 12 2019  
Fund 001 GL 57200 CC 4620  
Check # \_\_\_\_\_

Please note invoice # **W26270** on payment for proper credit.

*Note: Due to recent postage increases and to reduce the time it takes for our customers to receive their invoices, APAC is moving towards a more eco-friendly, cost-effective and expedited means of electronic bill distribution. Please provide an email address on your remittance or email [payments@alvarezplumbing.com](mailto:payments@alvarezplumbing.com) so that we may send your invoices electronically. No reply necessary if you prefer to receive paper invoices.*

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections. PLEASE NOTE: PAYMENT IS NOT CONTINGENT UPON TIME OR MANNER IN WHICH CUSTOMER MAY BE PAID. A NOTICE TO OWNER WILL BE FILED ON THIS PROPERTY FOR ANY JOB NOT PAID COD. ANY LOCATIONS OF UTILITIES FOR DIGGING IS THE RESPONSIBILITY OF THE CUSTOMER.

**Terms: Net 30**

**We accept all major credit cards.**

**THANK YOU FOR YOUR BUSINESS**



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00

Date: 6/30/2019

Payable to: Amy Moll

Address: ~~6424 Seaside Dr~~ 6338 Wisteria Lane  
Apollo Beach, FL 33572

Description: Baby Shower

Requestor: Ann Caley-Chevalier

Special Instructions:  
1) Code to 001-36990-1025

Approved by: Ann M Caley Chevalier

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
JUL 01 2019  
Date Entered \_\_\_\_\_  
Fund 001 GL 20205 CC \_\_\_\_\_  
Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 07/14/19  
Payable to Anthony Santucci ✓  
Address: 6650 Park Strand Dr  
Apollo Beach, Fl 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:



Date Rec'd Dist Office JUL 16 2019

DM Approval Grant Phillips

Date Entered JUL 19 2019

Fund 307 GL 20205 CC

Check #



**Aquatic Systems, Inc.,**  
**a SOLitude Lake Management Company**  
Lake & Wetland Management Services  
2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
800-432-4302

# Invoice

INVOICE DATE: 7/1/2019  
INVOICE NUMBER: 0000449120  
CUSTOMER NUMBER: 00088090  
PO NUMBER:  
PAYMENT TERMS: Net 30

Waterset Central CDD  
C/O Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, FL 33578

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - July		2,172.00	2,172.00

<sup>1</sup>JUL 02 2018  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approved Grant Phillips Date 7-9-2019  
Date entered JUL 05 2019  
Fund 001 GL 53800 OC 4603  
Check# \_\_\_\_\_

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$2,172.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 7/1/2019  
INVOICE NUMBER: 0000449120  
CUSTOMER NUMBER: 00088090  
TOTAL AMOUNT DUE: \$2,172.00

Aquatic Systems, Inc., a Solitude Lake  
Management Company  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

2172.00

THANK YOU FOR YOUR BUSINESS!



Ballenger & Company, Inc.

2335 64th Pl N

St. Petersburg, FL. 33702

Phone # 727-520-1082

# Invoice

Date	Invoice #
6/26/2019	19227

Bill To
Waterset Central CDD 9428 Camden Field Parkway Riverview, Florida 33578

Project
Waterset Central CDD

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
1	June Irrigation Maintenance	1,710.00	1,710.00
1	Phase 4 South & 30th Street Irrigation Maintenance	820.00	820.00
-1	OVERPAYMENT OF MAY INVOICE	1,210.00	-1,210.00
<div><div>JUN 27 2019</div><div>Date Rec'd Dist Office</div><div>DM Approval <u>Grant Phillips</u></div><div>Date Entered <u>JUL 01 2019</u></div><div>Fund <u>001</u> GL <u>53900</u> <u>4609</u></div><div>Check #</div></div>			
Thank you for your business.		<b>Total</b>	\$1,320.00





Hillsborough  
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019



#### Summary of Account Charges

Previous Balance	\$1,145.89
Net Payments - Thank You	(\$1,145.89)
Total Account Charges	\$1,597.14

<b>AMOUNT DUE</b>	<b>\$1,597.14</b>
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#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).

RECEIVED

JUL 15 2019

vi approve *Grant Phillips* Date 7-19-2019  
re entered JUL 19 2019

nd 001 GL 53600 OC 4301-321.12  
4310-1276.02



Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



THANK YOU!



WATERSET CENTRAL CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

161

DUE DATE	07/30/2019
AMOUNT DUE	\$1,597.14
AMOUNT PAID	1597.14

0076871618658

00001597145





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 5910 COVINGTON GARDEN DR

M-Page 2 of 5



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	05/24/2019	32291	06/26/2019	40363	807200	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$349.67

**Total Service Address Charges \$349.67**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 7301 PARADISO DR

M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	05/23/2019	8529	06/25/2019	10119	159000	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$21.59

**Total Service Address Charges \$21.59**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 7281 PARADISO AVE

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	05/24/2019	1899	06/26/2019	1951	5200	ACTUAL	WATER
37156910	05/24/2019	5145	06/26/2019	5529	38400	ACTUAL	WATER
60998080	05/24/2019	38675	06/26/2019	41927	325200	ESTIMATED	RECLAIM

**Service Address Charges**

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$127.75
Water Base Charge	\$37.41
Water Usage Charge	\$58.61
Sewer Base Charge	\$69.80
Sewer Usage Charge	\$23.40
Reclaimed Water Usage Charge	\$39.87
<b>Total Service Address Charges</b>	<b>\$360.99</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 5521 SILVER SUN DR

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	05/23/2019	1113	06/25/2019	1191	7800	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.96
<b>Total Service Address Charges</b>	<b>\$4.96</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 7306 GOLDEN SKY CT

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	05/23/2019	1492	06/25/2019	1617	12500	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$5.48

**Total Service Address Charges \$5.48**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 6112 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523988	05/28/2019	0	06/26/2019	0	0	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge \$4.10

**Total Service Address Charges \$4.10**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 6060 MILESTONE DR

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61080629	05/23/2019	9726	06/25/2019	23109	1338300	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$320.35
<b>Total Service Address Charges</b>	<b>\$320.35</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/30/2019

Service Address: 6116 SEA AIR DR

M-Page 5 of 5

**Service Address Charges**

Reclaimed Wtr Mtr Install Fee	\$330.00
Service Charge	\$200.00
<b>Total Service Address Charges</b>	<b>\$530.00</b>





Hillsborough  
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019



#### Summary of Account Charges

Previous Balance	\$1,597.14
Net Payments - Thank You	\$0.00
Past Due Amount	\$1,597.14
Bill Corrections	(\$1,067.14)
Total Account Charges	\$1,071.24

<b>AMOUNT DUE</b>	<b>\$1601.24</b>
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#### Important Message

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).

#### Notice

TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges.

RECEIVED

JUL 15 2019

Approved: Grant Phillips Date 7-19-2019

JUL 19 2019

001 53600 4301-321.12  
4310-1280.12



Make checks payable to: BOCC

ACCOUNT NUMBER: 7687161865

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**\*\* NOTICE \*\* THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECIVED BY 3:00 P.M. ON THE DUE DATE**



WATERSET CENTRAL CDD  
12750 CITRUS PARK LN STE 115  
TAMPA FL 33625-3784

166

DUE DATE	07/23/2019
AMOUNT DUE	\$1601.24
AMOUNT PAID	1601.24

0076871618658

00001601244





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 7301 PARADISO DR

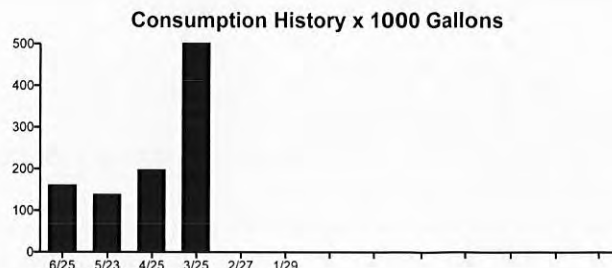
M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074213	05/23/2019	8529	06/25/2019	10119	159000	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge \$21.59

**Total Service Address Charges \$21.59**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 7281 PARADISO AVE

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54230101	05/24/2019	1899	06/26/2019	1951	5200	ACTUAL	WATER
37156910	05/24/2019	5145	06/26/2019	5529	38400	ACTUAL	WATER
60998080	05/24/2019	38675	06/26/2019	41927	325200	ESTIMATED	RECLAIM

#### Service Address Charges

Customer Bill Charge \$4.15

Purchase Water Pass-Thru \$127.75

Water Base Charge \$37.41

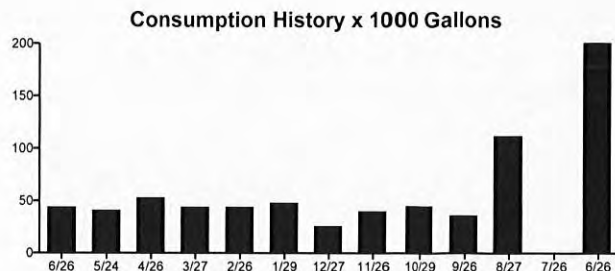
Water Usage Charge \$58.61

Sewer Base Charge \$69.80

Sewer Usage Charge \$23.40

Reclaimed Water Usage Charge \$39.87

**Total Service Address Charges \$360.99**







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 6116 SEA AIR DR

M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523990	05/28/2019	0	06/26/2019	0	0	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.10
<b>Total Service Address Charges</b>	<b>\$4.10</b>

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 5910 COVINGTON GARDEN DR

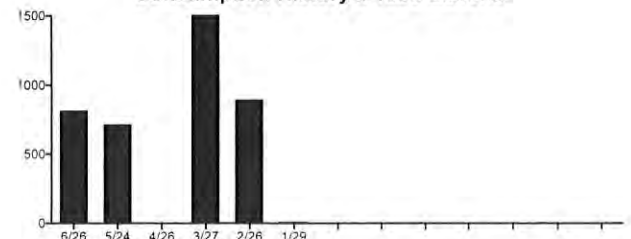
M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61074215	05/24/2019	32291	06/26/2019	40363	807200	ESTIMATED	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$349.67
<b>Total Service Address Charges</b>	<b>\$349.67</b>

Consumption History x 1000 Gallons







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 6112 SEA AIR DR

M-Page 5 of 5

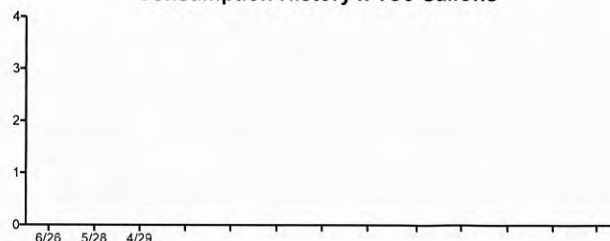
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523988	05/28/2019	0	06/26/2019	0	0	ESTIMATED	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge \$4.10

Total Service Address Charges \$4.10

Consumption History x 100 Gallons



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019

Service Address: 6060 MILESTONE DR

M-Page 5 of 5

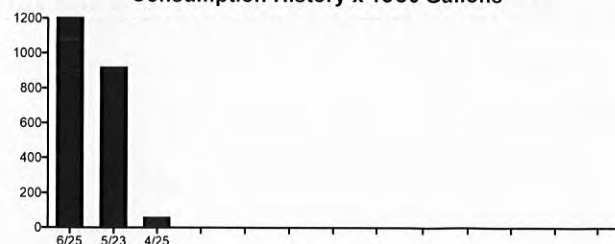
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61080629	05/23/2019	9726	06/25/2019	23109	1338300	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Usage Charge \$320.35

Total Service Address Charges \$320.35

Consumption History x 1000 Gallons







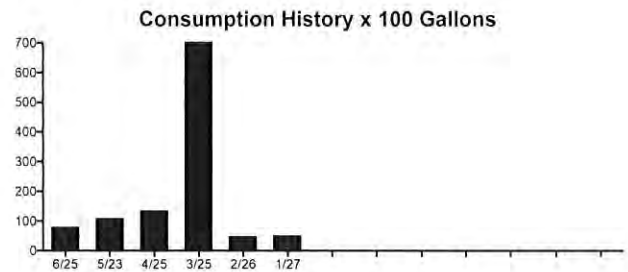
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019
Service Address: 5521 SILVER SUN DR			
M-Page 4 of 5			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54523989	05/23/2019	1113	06/25/2019	1191	7800	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$4.96
<b>Total Service Address Charges</b>	<b>\$4.96</b>



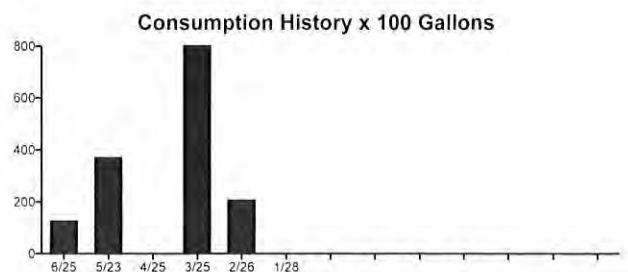
Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/09/2019	07/23/2019
Service Address: 7306 GOLDEN SKY CT			
M-Page 4 of 5			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54492026	05/23/2019	1492	06/25/2019	1617	12500	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Usage Charge	\$5.48
<b>Total Service Address Charges</b>	<b>\$5.48</b>





Castle Management, LLC

12270 SW 3rd Street

Plantation, FL 33325

Invoice #: INS-0619-194

Invoice Date: 6/30/2019

**Waterset Central Community Development District Facilities Manag**

---

Date	Description	Amount
6/30/2019	<b>Insurance Reimbursement</b>	\$282.20
	Burgess, Philip \$136.95	
	Caley-Chevalier, Ann \$103.75	
	Mallard, Scott \$41.50	

Date Rec'd Rizzetta & Co., Inc. JUL 10 2019  
D/M appt Grant Phillips date 7-16-2019  
Date entered JUL 12 2019  
Fund 001 GL 57200 OC 3305  
Check # \_\_\_\_\_

---

**Total Due This Invoice:**

**\$282.20**  
=====





**Castle Management, LLC**  
12270 SW 3rd Street, Ste. 200  
Plantation, FL 33325

Document Date : 6/21/2019  
Date Printed : 6/27/2019

*Unparalleled Property Services*

Association: **Waterset Central Community Development District Facilities**  
Address:

**PAY PERIOD 06/01/19-06/14/19**

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Vanderhelm, Kara	REG	49.00	\$392.00	36.00%	533.12
POOLA					
Allen, Stephanie	REG	19.50	\$195.00	36.00%	265.20
CLUBAT					
Moore, Susie	REG	3.75	\$41.25	36.00%	56.10
POOLA					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Burgess, Philip	REG	26.75	\$334.37	36.00%	454.75
HOUSE					
Marin, Kevin	REG	62.00	\$620.00	36.00%	843.20
CLUBAT					
Williams, Douglas	REG	39.50	\$395.00	36.00%	537.20
CLUBAT					
Caley Chevalier, Ann	REG	20.00	\$300.00	26.00%	378.00
ADMINA					



Report Totals:

Billing: 3,219.89  
Total Sales Tax:  
Balance Due: 3,219.89 ✓

=====

JUN 27 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUL 01 2019

Fund 001 GL 57200 CC 3305

Check # \_\_\_\_\_





# Castle Management, LLC

12270 SW 3rd Street, Ste. 200  
Plantation, FL 33325

Document No. : PREIM07-05-19-214

Document Date : 7/5/2019

Date Printed : 7/12/2019

Unparalleled Property Services

Association: **Waterset Central Community Development District Faciliti**

Address:

PAY PERIOD 06/15/19-06/28/19

Name Item Number	Pay Code	Hours	Gross.	Burden	Total Billing Amt
Burgess, Philip	REG	23.50	\$293.75	36.00%	399.50
HOUSE					
Mallard, Scott	REG	8.00	\$112.00	36.00%	152.32
MAINT					
Marin, Kevin	REG	71.75	\$717.50	36.00%	975.80
CLUBAT					
Williams, Douglas	REG	66.50	\$665.00	36.00%	904.40
CLUBAT					
Vanderhelm, Kara	REG	29.50	\$236.00	36.00%	320.96
POOLA					
Caley Chevalier, Ann	REG	20.00	\$300.00	26.00%	378.00
ADMINA					

Report Totals:

Billing: 3,130.98  
Total Sales Tax:  
Balance Due: 3,130.98 ✓  
=====

Date Rec'd Rizzetta & Co., Inc. JUL 12 2019

D/M approval Grant Phillips Date 7-19-2019

Date entered JUL 19 2019

Fund 001 GL 52200 OC 3305

Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 07/13/19 ✓  
Payable to Cindy Robinson  
Address: 6219 Colmar Place  
Apollo Beach, Fl 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:



JUL 16 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUL 19 2019

Fund 001 GL 20205C

Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00

Date: 07/08/2019

Payable to Eleazar Hernandez ✓

Address: 7113 Bowspirit Pl  
Apollo Beach, Fl 33572

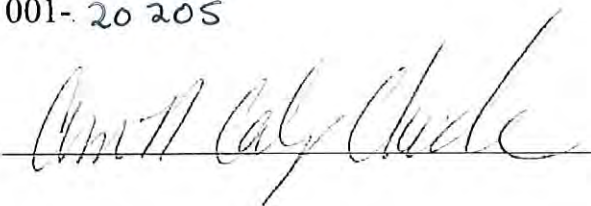
Description: Rental Deposit Refund

Requestor: Ann Caley-Chevalier

Special Instructions:

1) Code to 001- 20 205

Approved by:



Date Rec'd Rizzetta & Co., Inc. JUL 10 2019

D/M approval Grant Phillips Date 7-19-2019

Date entered JUL 19 2019

Fund 001 GL 202050C

Check # \_\_\_\_\_





Erin McCormick | Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lsrock@rizzetta.com

Invoice Date	Invoice Number
07/01/2019	10338
Terms	Service Through
	07/01/2019

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
06/11/2019	Erin R McCormick	Review of email from Jamie Scarola and transmit Trust Indenture documents; [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
06/12/2019	Erin R McCormick	Review of draft Consulting Engineer's Annual Report, email from Jamie Scarola and provisions of Master Trust Indenture addressing Annual Report requirements and insurance of infrastructure requirements	1.00	\$ 365.00
06/19/2019	Erin R McCormick	Review of email and irrigation proposal from Mark Ballenger; review of email from Jennifer Wasserman regarding update for FY 2018 audit and respond to same; email to Grant Phillips regarding District Engineer's Annual Report for District; review of documents related to proposed FY 2019-20 Assessment Schedule, and notices for FY 2018-2019	1.80	\$ 657.00
06/21/2019	Erin R McCormick	Review of emails and from Amanda King and Grant Phillips regarding landscaping maintenance for Phase 4 South; review of proposal from LMP; respond via email regarding above;	0.50	\$ 182.50
06/24/2019	Erin R McCormick	Review of email from Jen Budis and respond to same; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
06/24/2019	Erin R McCormick	Review of email from Leslie Spock and draft audit report; review of financial statements for period ending May 2019	1.10	\$ 401.50
06/25/2019	Erin R McCormick	Prepare email to Leslie Spock regarding comments to FY 2017-2018 audit report	0.30	\$ 109.50
06/26/2019	Erin R McCormick	Preparation of proposed Assessment Notices and published notice for assessment hearing; email to Jen Budis and Grant Phillips regarding information needed for notices;	0.70	\$ 255.50





Erin McCormick Law PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

9428 Camden Field Parkway

Riverview, FL 33578

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lscock@rizzetta.com

Invoice Date	Invoice Number
07/01/2019	10338
Terms	Service Through
	07/01/2019

06/27/2019	Erin R McCormick	Prepare notice letter to go to property owners for FY 2019/2020 assessments; email to Jen Budis and Grant Phillips regarding assessment roll and folio numbers of unplatted property; prepare published notice of Public Hearing for budget and assessments; email to Scott Brizendine and Grant Phillips regarding reduction in projected units and affect on assessments; review of emails from Grant Phillips; review of assessments schedules; email to Grant Phillips, Jen Budis, Scott Brizendine regarding information for notices and hearings and questions regarding assessment schedules;	3.70	\$ 1,350.50
06/27/2019	Morgan Martin	Prepare Property Owner Letters and Published Notice for upcoming Budget and Assessment hearings;	1.50	\$ 150.00
07/01/2019	Erin R McCormick	Telephone conference with Grant Phillips regarding 2019/2020 Budget and assessments notices and letters;	0.20	\$ 73.00

Date Rec'd Dist Office JUL 01 2019

DM Approval Grant Phillips

Date Entered JUL 05 2019

Fund 001 GL 51400 CC 3167

Check # \_\_\_\_\_

Total Hours	11.10 hrs
Total Work	\$ 3,544.50
Total Invoice Amount	\$ 3,544.50
Previous Balance	\$ 3,229.50
7/1/2019 Payment - Check Split Payment	(\$3,229.50)
Balance (Amount Due)	\$ 3,544.50





4424 N. Lois Avenue  
Tampa, FL 33614  
Ofc: 813-870-2966  
Fax: 813-870-2896

# Invoice

Date	Invoice #
7/8/2019	18813

<b>Bill To</b>
Waterset Club C/O Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

<b>Ship To</b>
Waterset Club C/O Waterset Central CDD Katelyn Schenk 7281 Paradiso Drive Waterset Central CDD Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Net 15	CZ

Item	Description	Qty	Rate	Amount
Diagnostic Call	Diagnostic Call	1	80.00	80.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>JUL 10 2019</u></p> <p>D/M approval <u>Grant Phillips</u> Date <u>7-16-2019</u></p> <p>Date entered <u>JUL 15 2019</u></p> <p>Fund <u>001</u> GL <u>57200</u> OC <u>4614</u></p> <p>Check # _____</p>				

<b>Subtotal</b>		\$80.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$80.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$80.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.





Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-4194218

Permit Number

**29-60-1764606**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2019 or Upon Receipt

**If not paid by 06/30/2019 then the fee will be: \$325.00**

Mail To: WATERSET CENTRAL CDD  
9428 CAMDEN FIELD Parkway  
Riverview, FL 33578

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Waterset Lap Pool  
Location: Waterset Blvd and Paradiso Drive  
Apollo Beach, FL 33572

Pool Volume: 55,000 gallons  
Bathing Load: 60  
Flow Rate: 300

**Owner Information:**

Name: WATERSET CENTRAL CDD  
Address: 9428 CAMDEN FIELD Parkway  
(Mailing) Riverview, FL 33578

Home Phone: (813) 533-2950 Work Phone: ()

Date Rec'd Rizzetta & Co., Inc. MAY 21 2019

D/M approval *Grant Phillips* Date 6-12-2019

Date entered

Fund 001 GL 57200 OC 4618

Check#

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in  
Hillsborough County to charge my credit card  
account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-1764606 Bill ID: 29-BID-4194218

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:18586



**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

**NOTE:** Payments made online will be assessed a small convenience fee. Visit the site for more information







Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-4194194

Permit Number

**29-60-1764621**

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2019).

*Waterset Central CDD*

Mail To: NNP Southbend II LLC

777 S Harbour Island Boulevard, Suite 320  
Tampa, FL 33602

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

Account Information:

Name: Waterset Zero Entry Swimming Pool  
Location: 7281 PARADISO DR. Boulevard  
Apollo Beach, FL 33572

Pool Volume: 131,900 gallons  
Bathing Load: 161  
Flow Rate: 0

Owner Information:

Name: NNP Southbend II LLC  
Address: 777 S Harbour Island Boulevard, Suite 320  
(Mailing) Tampa, FL 33602  
Home Phone: (813) 555-5555 Work Phone: ()

Please go online to pay fee at:  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-1764621 Bill ID: 29-BID-4194194

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2019 or Upon Receipt

If not paid by **06/30/2019** then the fee will be: **\$325.00**

Date Rec'd Rizzetta & Co., Inc. **MAY 21 2019**

D/M approved *Grant Phillips* Date **6-12-2019**

Date entered \_\_\_\_\_

Fund **001** GL **57200** OC **4618**

Check# \_\_\_\_\_

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID: 18586

PERMIT HOLDERS CAN NOW

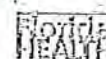
**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☐ No sign-up cost.
- ☐ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☐ Our safe and secure system will keep your information protected.
- ☐ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida

1. Gross Sales

2. Exempt Sales

HD/PM Date: / /

3. Taxable Amount

DR-15 R. 01/19

4. Tax Due

- A. Sales/Services/Electricity  
B. Taxable Purchases  
C. Commercial Rentals  
D. Transient Rentals  
E. Food & Beverage Vending

7562.21	.	7562.21	642.79
Include use tax on Internet / out-of-state untaxed purchases →			
.	.	.	.
.	.	.	.
.	.	.	.

Surtax Rate: .0250

Reporting Period  
APR - JUN 2019

WATERSET CENTRAL COMMUNITY DEVELOPMENT D  
9428 CAMDEN FIELD PKWY  
RIVERVIEW FL 33578-0519



FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

5. Total Amount of Tax Due  
6. Less Lawful Deductions  
7. Net Tax Due  
8. Less Est Tax Pd / DOR Cr Memo  
9. Plus Est Tax Due Current Month  
10. Amount Due  
11. Less Collection Allowance  
12. Plus Penalty  
13. Plus Interest  
14. Amount Due with Return

642.79
.
642.79
.
642.79
E-file/E-pay Only
.
642.79

Due: JUL 01 2019

Late After: JUL 22 2019

0500 0 20190630 0001003031 0 4000001782 3354 9

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

Telephone Number

## Discretionary Sales Surtax ( Lines 15(a) through 15(d) )

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	189.06
16. Hope Scholarship Credits (included in Line 6)	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	
19. Taxable Sales from Amusement Machines (included in Line A)	19.	
20. Rural or Urban High Crime Area Job Tax Credits	20.	
21. Other Authorized Credits	21.	

Date Rec'd Dist Office

JUL 11 2019

DM Approval

Grant Phillips

Date Entered

JUL 12 2019

Fund

001 GL 20201 CC

Check #









## Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | [frontiertexting.com/getstarted](http://frontiertexting.com/getstarted)

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**



## CURRENT BILLING SUMMARY

Local Service from 06/14/19 to 07/13/19

Qty	Description	813/741-0603.0	Charge
<b>Basic Charges</b>			
	FTR Solutions for Business Unlimited		87.00
	FTR Solutions for Business Addl Line Limited Pak		40.00
2	Acc Rec Chrg Multi-Ln Bus		7.44
2	Federal Subscriber Line Charge		16.96
	Partial Month Charges-Detailed Below		-5.00
	Federal Excise Tax		.73
	Federal USF Recovery Charge		4.58
	FCA Long Distance - Federal USF Surcharge		2.82
	FL State Communications Services Tax		7.60
	FL State Gross Receipts Tax		3.87
	County Communications Services Tax		8.30
2	FL Telecommunications Relay Service		.20
2	Hillsborough County 911 Surcharge		.80
	<b>Total Basic Charges</b>		<b>175.30</b>
<b>Non Basic Charges</b>			
	Business FiOS Internet 300/300		274.99
	Other Charges-Detailed Below		15.86
	Partial Month Charges-Detailed Below		-144.99
	Federal Excise Tax		.30
	FCA Long Distance - Federal USF Surcharge		1.82
	FL State Communications Services Tax		-.42
	FL State Gross Receipts Tax		-.21
	County Communications Services Tax		-.45
	<b>Total Non Basic Charges</b>		<b>146.70</b>
<b>Video</b>			
5	FiOS TV Standard Set-Top Box		55.00
	FiOS TV - Business Preferred Public		99.99
	Other Charges-Detailed Below		6.00
	FCC Regulatory Recovery Fee		.06
	Broadcast TV Surcharge		5.49
	FL Video Communications Service Tax		5.49
	FL State Gross Receipts Tax		2.81
	County Video Communications Services Tax		6.02
	County Sales Tax		1.38
	FL State Sales Tax		3.30
	<b>Total Video</b>		<b>185.54</b>
<b>Toll/Other</b>			
	Other Charges-Detailed Below		4.99
	Partial Month Charges-Detailed Below		-12.00
	FCA Long Distance - Federal USF Surcharge		-1.32
	FL State Communications Services Tax		-.41
	FL State Gross Receipts Tax		-.21
	County Communications Services Tax		-.45
	<b>Total Toll/Other</b>		<b>-9.40</b>

**TOTAL 498.14**

## \*\* ACCOUNT ACTIVITY \*\*

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	6/14	5.99
1	Regional Sports Fee	AUTOCH	6/14	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	6/14	1.25
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	6/14	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	6/14	4.99
	<b>813/741-0603 Subtotal</b>			<b>22.54</b>
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	6/14	4.31
	<b>813/741-0604 Subtotal</b>			<b>4.31</b>
<b>Partial Month Charges</b>				
	LD Discount Freedom Bus	PROMOTION	6/14 7/13	-7.00
	CustoDiscount Sol for Bus	PROMOTION	6/14 7/13	-20.00
	Bus MTM Promo	PROMOTION	6/14 7/13	-124.99

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$156.61 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, the Carrier Cost Recovery Surcharge will increase to \$5.99. Questions? Please contact customer service.

### Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to [Video.Closed.Caption@ftr.com](mailto:Video.Closed.Caption@ftr.com), or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

Your current discount is set to expire effective 06/11/20. Please call Frontier Customer Service to find out what exciting deals Frontier has to offer.





WATERSET CENTRAL CDD

Page 4 of 4

Date of Bill

6/14/19

Account Number

813-741-0603-061118-5

Qty	Description
	813/741-0603
	LD Discount Freedom Bus
	B1 Discount Sol for Bus
	813/741-0604

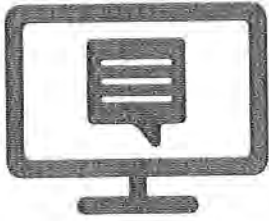
Order Number	Effective Dates	
		Subtotal
		-151.99
PROMOTION	6/14 7/13	-5.00
PROMOTION	6/14 7/13	-5.00
		Subtotal
		-10.00

Subtotal	-135.14
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## Your customers want to text you. Let them.

Add Frontier Business Texting™ to your business phone number for as little as \$4.99 a month (before taxes and fees), and start communicating with your customers in the way they prefer.

Don't go it alone. Call or text (888) 511-0507 | [frontiertexting.com/getstarted](http://frontiertexting.com/getstarted)

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday  
or visit [www.Frontier.com](http://www.Frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

### **PAYING YOUR BILL**

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit [Frontier.com](http://Frontier.com) to set up recurring electronic payments to streamline bill payment.

### **LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee (including a Treatment Charge if your account has been delinquent for 3 consecutive months and your past due balance is greater than \$99), your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by Frontier by the due date, a fee may be assessed.

### **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services.

Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

### **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call customer service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your Frontier services - voice, internet and/or video - including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). Frontier's Terms, include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). Subscribers to Frontier's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

**Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.**



## CURRENT BILLING SUMMARY

Local Service from 07/14/19 to 08/13/19

Qty	Description	813/741-0603.0	Charge
<b>Basic Charges</b>			
	FTR Solutions for Business Unlimited		87.00
	FTR Solutions for Business Addl Line Limited Pak		40.00
2	Acc Rec Chrg Multi-Ln Bus		7.44
2	Federal Subscriber Line Charge		16.82
	Partial Month Charges-Detailed Below		-5.00
	Federal Excise Tax		.73
	Federal USF Recovery Charge		5.92
	FCA Long Distance - Federal USF Surcharge		3.66
	FL State Communications Services Tax		7.68
	FL State Gross Receipts Tax		3.93
	County Communications Services Tax		8.41
2	FL Telecommunications Relay Service		.20
2	Hillsborough County 911 Surcharge		.80
	<b>Total Basic Charges</b>		<b>177.59</b>
<b>Non Basic Charges</b>			
	Business FiOS Internet 300/300		274.99
	Other Charges-Detailed Below		15.86
	Partial Month Charges-Detailed Below		-144.99
	Federal Excise Tax		.30
	FCA Long Distance - Federal USF Surcharge		2.10
	FL State Communications Services Tax		-.40
	FL State Gross Receipts Tax		-.19
	County Communications Services Tax		-.43
	<b>Total Non Basic Charges</b>		<b>147.24</b>
<b>Video</b>			
5	FiOS TV Standard Set-Top Box		55.00
	FiOS TV - Business Preferred Public		99.99
	Other Charges-Detailed Below		6.00
	FCC Regulatory Recovery Fee		.06
	Broadcast TV Surcharge		5.49
	FL Video Communications Service Tax		5.49
	FL State Gross Receipts Tax		2.81
	County Video Communications Services Tax		6.02
	County Sales Tax		1.38
	FL State Sales Tax		3.30
	<b>Total Video</b>		<b>185.54</b>
<b>Toll/Other</b>			
	Other Charges-Detailed Below		5.99
	Partial Month Charges-Detailed Below		-12.00
	FCA Long Distance - Federal USF Surcharge		-1.47
	FL State Communications Services Tax		-.37
	FL State Gross Receipts Tax		-.19
	County Communications Services Tax		-.41
	<b>Total Toll/Other</b>		<b>-8.45</b>

**TOTAL 501.92**

## \*\* ACCOUNT ACTIVITY \*\*

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	7/14	5.99
1	Regional Sports Fee	AUTOCH	7/14	6.00
1	Frontier Road Work Recovery Surcharge			
		AUTOCH	7/14	1.25
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	7/14	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	7/14	5.99
	<b>813/741-0603 Subtotal</b>			<b>23.54</b>
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	7/14	4.31
	<b>813/741-0604 Subtotal</b>			<b>4.31</b>
<b>Partial Month Charges</b>				
	LD Discount Freedom Bus	PROMOTION	7/14 8/13	-7.00
	CustoDiscount Sol for Bus	PROMOTION	7/14 8/13	-20.00
	Bus MTM Promo	PROMOTION	7/14 8/13	-124.99

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$160.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 2, 2019, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 24.4%. Questions? Please contact customer service.

Effective with your current bill, the Carrier Cost Recovery Surcharge has increased to \$5.99. Questions? Please contact customer service.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

Your current discount is set to expire effective 06/11/20. Please call Frontier Customer Service to find out what exciting deals Frontier has to offer.







WATERSET CENTRAL CDD  
Date of Bill  
Account Number

Page 4 of 4  
7/14/19  
813-741-0603-061118-5

Qty Description  
813/741-0603  
LD Discount Freedom Bus  
B1 Discount Sol for Bus  
813/741-0604

Order Number	Effective Dates	
		Subtotal -151.99
PROMOTION	7/14 8/13	-5.00
PROMOTION	7/14 8/13	-5.00
		Subtotal -10.00

Subtotal -134.14



## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Waterset Central Community Development District*  
9428 Camden Field Parkway  
Riverview, FL 33578

Invoice No. 18380  
Date 06/03/2019

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### SERVICE

### AMOUNT

Audit FYE 09/30/2018

\$ 2,000.00

Current Amount Due

\$ 2,000.00

Date Rec'd Dist Office JUN 06 2019  
DM Approval Grant Phillips  
Date Entered JUL 01 2019  
Fund 001 GL 51300 CC 3202  
Check # \_\_\_\_\_

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Waterset Central Community Development District  
9428 Camden Field Parkway  
Riverview, FL 33578

Invoice No. 18512  
Date 06/28/2019

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### SERVICE

### AMOUNT

Audit FYE 09/30/2018

\$ 2,800.00

Current Amount Due

\$ 2,800.00

**JUL 09 2019**

Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUL 12 2019

Fund 001 GL 51300 CC 3262

Check # \_\_\_\_\_

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,800.00	0.00	0.00	0.00	0.00	4,800.00

Payment due upon receipt.



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/23/2019  
Payable to: Ken Haslam  
Address: 6721 Park Strand Dr  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001 - 20205

Approved by: Ann Caley Chevalier

JUN 27 2019

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered JUL 01 2019  
Fund 001 GL 20205 CC \_\_\_\_\_  
Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/22/2019  
Payable to: Kim Combes ✓  
Address: 6305 Springline Pl  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:

*Ann Caley Chevalier*

Date Rec'd Dist Office JUN 27 2019  
DM Approval *Grant Phillips*  
Date Entered JUL 01 2019  
Fund 001 GL 20205 CC \_\_\_\_\_  
Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 7/13/2019  
Payable to: Kristen Ball ✓  
Address: 7305 Hourglass Drive  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001- 20205

Approved by:

Ann M Caley Chevalier

Date Rec'd Rizzetta & Co., Inc. JUL 18 2019  
D/M approved Grant Phillips Date 7-19-2019  
Date entered JUL 19 2019  
Fund 001 GL 20205 OC       
Check #



# Invoice

813-757-6500  
 813-757-6501

Date	Invoice #
6/1/2019	143907

**Bill To:**

Waterset Central CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Road # 100  
 Wesley Chapel, FL 33544

**Property Information**

**Services for the month June 2019**

Description	Qty	Rate	Amount
Monthly Ground Maintenance - Phase 3B & Paseo Almar Central Phase 1	1	2,805.00 ✓	2,805.00 ✓
Addendum 1 - Remove Irrigation effective 6/1/19	1	-300.00 ✓	-300.00 ✓
Addendum 2 - Phase 5A-1 (no irrigation) effective 6/1/19	1	4,585.00 ✓	4,585.00 ✓

JUN 26 2019

Date Rec'd Dist Office \_\_\_\_\_

DM Approval \_\_\_\_\_

Date Entered JUL 01 2019

Fund 001 GL 53900 CC 4604

Check # Grant Phillips

		Total	\$7,090.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/1/2019	Balance Due \$7,090.00



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
7/1/2019	144714

<b>Bill To:</b>
<b>Waterset Central CDD</b> <b>c/o Rizzetta &amp; Company, Inc.</b> <b>5844 Old Pasco Road # 100</b> <b>Wesley Chapel, FL 33544</b>

<b>Property Information</b>

## Services for the month July 2019

Description	Qty	Rate	Amount
Monthly Ground Maintenance Phase 3B & Paseo Almar Central Phase 1	1	2,805.00	2,805.00
Addendum 1 - Remove Irrigation effective 6/1/19	1	-300.00	-300.00
Addendum 2 - Phase 5A-1 (no irrigation) effective 6/1/19	1	4,585.00	4,585.00
Addendum 3 - Remove commercial area/add pond across from Amenity Center on Paseo Almar (no irrigation) effective 7/1/19	1	280.00	280.00
Date Rec'd Dist Office <u>JUL 01 2019</u>			
DM Approval <u>Grant Phillips</u>			
Date Entered <u>JUL 05 2019</u>			
Fund <u>001</u> GL <u>53900</u> CC <u>4604</u>			
Check # _____			
		Total	\$7,370.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/31/2019	Balance Due
			\$0.00
			\$7,370.00





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/28/2019	144880

<b>Bill To:</b>
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Bahia Fertilizer	1	75.00	75.00
Celebration Bermuda Fertilizer	1	300.00	300.00
Ornamental Fertilizer	1	1,070.00	1,070.00
Palm Fertilizer	1	1,040.00	1,040.00
<div>Date Rec'd Dist Office <u>JUL 10 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>JUL 12 2019</u> Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____</div>			

June 2019			Total	\$2,485.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	7/28/2019	Balance Due	\$2,485.00





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/28/2019	144881

<b>Bill To:</b>
Waterset Central CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road # 100 Wesley Chapel, FL 33544

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
<b>Pest Control</b>  JUL 10 2019 Date Rec'd Dist Office _____ DM Approval <u>Grant Phillips</u> Date Entered JUL 12 2019 Fund <u>001</u> GL <u>53900</u> CC <u>4604</u> Check # _____	1	270.00	270.00
<b>June 2019</b>		<b>Total</b>	<b>\$270.00</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	7/28/2019	<b>Balance Due</b> <del>\$270.00</del>



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 6/29/2019  
Payable to: Michael Torres  
Address: 6814 Ebb Tide Ave  
Apollo Beach, FL 33572  
Description: Baby Shower  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001-36990-1025

Approved by:

*Ann A Caley Chevalier*

Date Rec'd Dist Office JUL 01 2019  
DM Approval Grant Phillips  
Date Entered JUL 01 2019  
Fund 001 GL 20205 CC   
Check #



# Municipal Asset Management, Inc.

25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

INVOICE NO: 0617323  
DATE: 6/15/2019

To: Waterset Central CDD  
Leslie Spock  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

RECEIVED  
JUN 24 2019

BY: \_\_\_\_\_

DUE DATE	RENTAL PERIOD
7/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
14	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment.  Date Rec'd Dist Office _____ DM Approval <u>Grant Phillips</u> Date Entered <u>JUL 01 2019</u> Fund <u>001</u> GL <u>51200</u> CC <u>4125</u> Check # _____	1,323.91

TOTAL DUE

\$1,323.91

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617323	7/18/2019	\$1,323.91	1323.91

Waterset Central CDD  
Leslie Spock  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

Municipal Asset Management, Inc.  
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401



# Municipal Asset Management, Inc.

25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

INVOICE NO: 0617364  
DATE: 7/15/2019

To: Waterset Central CDD  
Leslie Spock  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

RECEIVED  
JUL 25 2019

BY: .....

DUE DATE	RENTAL PERIOD
8/18/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
15	Lease payment on Tax-Exempt Lease Purchase Agreement dated March 14, 2018 for the acquisition of fitness equipment.  Date Rec'd Dist Office _____ DM Approval <u>Grant Phillips</u> Date Entered <u>JUL 26 2019</u>	1,323.91

Fund 001 GL 57250CC 4725

Check # \_\_\_\_\_

TOTAL DUE

\$1,323.91

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617364	8/18/2019	\$1,323.91	<u>1,323.91</u>

Waterset Central CDD  
Leslie Spock  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

Municipal Asset Management, Inc.  
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401





# NVIROTECT

PEST CONTROL SERVICES

15210 North Florida Avenue  
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

## INVOICE

**Waterset Central CDD**  
**7821 Paradise Drive**  
**Apollo Beach, FL 33572**

Date: 7/1/19

Account Number: **12545**

Invoice Number: **181554**

Previous Balance: **\$0.00**

Commercial General Pests **\$85.00**

Sales Tax: **\$0.00**

Service Amount: **\$85.00**

Check /Cash:                     

Technician(s): W. Johnson

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Mud Daubers	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Avert Dry Flow Bait .054%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Carpenter Ants	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Crazy Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol	<input checked="" type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Dekko Silver Fish Paks	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Spiders	<input type="checkbox"/> Delta Dust	<input type="checkbox"/> Ultracide .985%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> Ticks	<input type="checkbox"/> Gentrol Liquid	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Wasp Freeze .249%
		<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/> Web Out
			<input type="checkbox"/> _____

### Rodent Control

<input type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input type="checkbox"/> Rats	<input type="checkbox"/> Contrac Blox Rodent Bait	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/> _____	<input type="checkbox"/> Final Blox Rodent Bait	<input type="checkbox"/> Victor Glue Boards

PAYMENT DUE UPON RECEIPT: We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Rec'd Dist Office JUL 12 2019

DM Approval Grant Phillips

1111 19 2019

Date Entered \_\_\_\_\_

Fund 001 GL 57200 CC 4614

Check # \_\_\_\_\_





1048 E Oleander Street  
Lakeland, FL 33801-2012  
AIR CONDITIONING & HEATING, INC. Phone/Fax 863-686-6163 / 863-686-6161

# Invoice

Date  
07/08/19

Invoice #  
C18072

Page 1 of 1

Bill to # 26507

**Waterset Central CDD**

5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544  
Phone: 813-677-2114

Service Location # 252995

**Waterset Central CDD**

7281 Paradiso Drive  
Apollo Beach, FL 33572  
Phone: 813-677-2114

Terms Net 30

PO #

Call #

Salesman 70455-Adam Ogg

Description		Amount
<b>SERVICES PROVIDED</b>		
PM - COMMERCIAL - INVOICED		
Qty: 1 Preventative Maintenance		
Contract Bill Amount		356.00
CONTRACT# 252995-18 EXPIRATION DATE: 11/30/19		

Preventive Maintenance Billing

	SUB TOTAL	356.00
	SALES TAX	0.00
	TOTAL \$	356.00

JUL 11 2019

Date Rec'd Dist Office

DM Approval

*Grant Phillips*  
JUL 12 2019

Date Entered

Fund 001 GL 57200 CC 4620

Check #





PO Box 271647  
Tampa FL 33688-164747  
Customer Service (813) 265-0292  
RepublicServices.com/Support

Account Number 3-0696-0036370  
Invoice Number 0696-000810789  
Invoice Date June 17, 2019  
Previous Balance \$202.68  
Payments/Adjustments -\$202.68  
Current Invoice Charges \$202.68

<b>Total Amount Due</b> <b>\$202.68</b>	<b>Payment Due Date</b> <b>July 07, 2019</b>
--	---

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/14	1274	-\$202.68

#### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Waterset Central Cdd 7281 Paradiso Drive PO joe roethke</b>				
<b>Apollo Beach, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTH CO - CLASS 1</b>				
Pickup Service 07/01-07/31			\$99.22	\$99.22
<b>1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks</b>				
<b>Disposal:METRO: SINGLE STREAM-FEL</b>				
Recycling Service 07/01-07/31			\$48.40	\$48.40
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$49.11
<b>CURRENT INVOICE CHARGES</b>				<b>\$202.68</b>

RECEIVED  
JUN 24 2019

BY: .....

Date Rec'd Dist Office

DM Approval

*Grant Phillips*

Date Entered

JUL 01 2019

Fund

001

GL

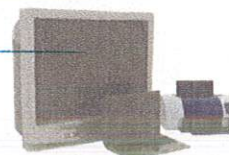
53400

CC

4305

## Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit [RepublicServices.com/Electronics](http://RepublicServices.com/Electronics)



PO Box 271647  
Tampa FL 33688-164747

Please Return This  
Portion With Payment

**Total Enclosed**

202.68

Address Service Requested

L2RCACDTWR 013130



WATERSET CENTRAL CDD  
JOE ROETHKE  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544-4010

<b>Total Amount Due</b>	<b>\$202.68</b>
<b>Payment Due Date</b>	<b>July 07, 2019</b>
<b>Account Number</b>	<b>3-0696-0036370</b>
<b>Invoice Number</b>	<b>0696-000810789</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



REPUBLIC SERVICES #696  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

306960036370000000008107890000202680000202684

L2RCACDTWR 013130 1NNNNNNNN NNN NNN 001 001 026263 21229332.1



**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2019	INV0000041440

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number
July		Upon Receipt	00168
Description	Qty	Rate	Amount
District Management Services	3101 - 1.00	\$1,675.00	\$1,675.00
Administrative Services	3100 - 1.00	\$375.00	\$375.00
Accounting Services	3201 - 1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections	3111 - 1.00	\$300.00	\$300.00
<div><div>JUN 20 2019</div><div>Date Rec'd Dist Office _____</div><div>DM Approval <u>Grant Phillips</u></div><div>Date Entered <u>JUL 01 2019</u></div><div>Fund <u>001</u> GL <u>51300CC</u> <u>X</u></div><div>Check # _____</div></div>			
Subtotal			\$3,850.00
Total			\$3,850.00



**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2019	INV0000004491

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Net 20	00168

Description	Qty	Rate	Amount
EMail Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<p>Date Rec'd Dist Office <u>JUN 24 2019</u></p> <p>DM Approval <u>Grant Phillips</u></p> <p>Date Entered <u>JUL 01 2019</u></p> <p>Fund <u>001</u> GL <u>51300</u> CC <u>3103</u></p> <p>Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$200.00  
Date: 7/21/2019 ✓  
Payable to: Sandra Garcia  
Address: 6418 Seasound Dr.  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001-20205

Approved by:



Date Rec'd Dist Office \_\_\_\_\_

DM Approval Grant Phillips

Date Entered JUL 26 2019

Fund 001 GL 20205 CC \_\_\_\_\_

Check # \_\_\_\_\_



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Check Request

Amount: \$350.00  
Date: 7/21/2019  
Payable to: Sharla Austin ✓  
Address: 6419 Blue Sail Lane  
Apollo Beach, FL 33572  
Description: Rental Deposit Refund & Room  
Requestor: Ann Caley-Chevalier  
Special Instructions:  
1) Code to 001 → 20205

Approved by:



This is cancellation: Mother is too sick to travel to Florida for 50<sup>th</sup> Wedding Anniversary

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered JUL 26 2019  
Fund 001 GL 20205 CC \_\_\_\_\_  
Check # 20201



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
7/2/2019	5442

Bill To
Waterset Central CDD c/o Rizzetta & Co 9428 Camden Field PKWY Riverview, FL 33578

P.O. No.	Terms	Project
July 2019	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.  Date Rec'd Dist Office <u>JUL 01 2019</u> DM Approval <u>Grant Phillips</u> Date Entered <u>JUL 05 2019</u> Fund <u>001</u> GL <u>57200</u> CC <u>4625</u> Check # _____	1,850.00	1,850.00
Thank you for your business.		<b>Total</b>	\$1,850.00

Phone #

(727) 271-1395



WATERSET CENTRAL CDD POOL HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

RECEIVED  
JUL - 8 2019

BY: .....

Statement Date: 07/03/2019  
Account: 221003491596

Current month's charges:	\$6,153.47
Total amount due:	\$6,153.47
Payment Due By:	07/24/2019

**Your Account Summary**

Previous Amount Due	\$7,354.71
Payment(s) Received Since Last Statement	-\$7,354.71
<b>Current Month's Charges</b>	<b>\$6,153.47</b>
<b>Total Amount Due</b>	<b>\$6,153.47</b>

Date Rec'd Dist Office 4301-893.68  
DM Approval Grant Phillips 4304-1193.78  
Date Entered JUL 12 2019 4307-4066.01  
Fund 001 GL 53100 CC See above  
Check # \_\_\_\_\_

**Sign up for free Power Updates this storm season**

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221003491596

Current month's charges:	\$6,153.47
Total amount due:	\$6,153.47
Payment Due By:	07/24/2019
Amount Enclosed	\$ <u>6153.47</u>

614346168609

WATERSET CENTRAL CDD POOL HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6143461686092210034915960000006153473



## Contact Information

**Residential Customer Care**  
813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

**Commercial Customer Care**  
866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

**Mail Payments to**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

**All Other Correspondence**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$9 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which promotes optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com)

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

For more, visit [tampaelectric.com](http://tampaelectric.com) page you visit information on our website.

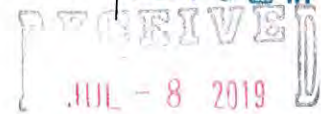


# ACCOUNT INVOICE

tampaelectric.com



Account: 221003491596  
Statement Date: 07/03/2019  
Current month's charges due 07/24/2019



BY: .....

## Details of Charges – Service from 06/04/2019 to 07/02/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service Demand - Standard

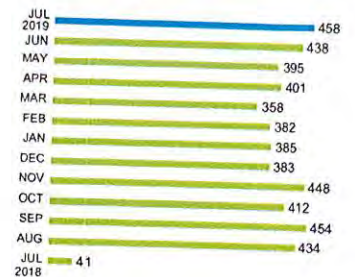
Meter Location: POOL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16057	07/02/2019	83,613		70,336		13,277 kWh	1	29 Days
C16057	07/02/2019	31.21		0		31.21 kW	1	29 Days

Basic Service Charge		\$30.24
Demand Charge	31 kW @ \$10.59000/kW	\$328.29
Energy Charge	13,277 kWh @ \$0.01596/kWh	\$211.90
Fuel Charge	13,277 kWh @ \$0.03227/kWh	\$428.45
Capacity Charge	31 kW @ -\$0.03000/kW	-\$0.93
Energy Conservation Charge	31 kW @ \$1.17000/kW	\$36.27
Environmental Cost Recovery	13,277 kWh @ \$0.00220/kWh	\$29.21
Florida Gross Receipt Tax		\$27.27
<b>Electric Service Cost</b>		<b>\$1,090.70</b>
State Tax		\$103.08

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



**Total Electric Cost, Local Fees and Taxes**

**Other Fees and Charges**

Deposit Payment(Receipt #100001093121\*)  
Keep this receipt as proof of payment for deposit

**Total Other Fees and Charges**

**\$1,193.78**

\$1,167.00

**\$0.00**

### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



## Details of Charges – Service from 06/04/2019 to 07/02/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service Demand - Standard

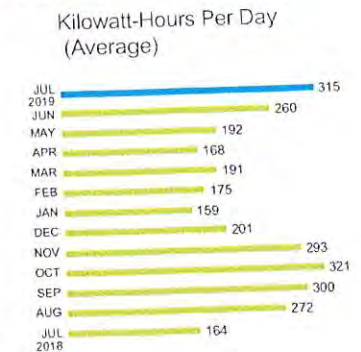
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C16276	07/02/2019	43,361		34,222		9,139 kWh	1	29 Days
C16276	07/02/2019	26.16		0		26.16 kW	1	29 Days



## Details of Charges – Service from 06/04/2019 to 07/02/2019 *continued*

Basic Service Charge		\$30.24
Demand Charge	26 kW @ \$10.59000/kW	\$275.34
Energy Charge	9,139 kWh @ \$0.01596/kWh	\$145.86
Fuel Charge	9,139 kWh @ \$0.03227/kWh	\$294.92
Capacity Charge	26 kW @ -\$0.03000/kW	-\$0.78
Energy Conservation Charge	26 kW @ \$1.17000/kW	\$30.42
Environmental Cost Recovery	9,139 kWh @ \$0.00220/kWh	\$20.11
Florida Gross Receipt Tax		\$20.41
<b>Electric Service Cost</b>		<b>\$816.52</b>
State Tax		\$77.16
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$893.68</b>

## Tampa Electric Usage History



## Details of Charges – Service from 05/30/2019 to 06/27/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2104 kWh @ \$0.02904/kWh	\$61.10
Fixture & Maintenance Charge	104 Fixtures	\$1375.60
Lighting Pole / Wire	104 Poles	\$2239.12
Lighting Fuel Charge	2104 kWh @ \$0.03194/kWh	\$67.20
Florida Gross Receipt Tax		\$3.29
State Tax		\$319.70
<b>Lighting Charges</b>		<b>\$4,066.01</b>

## Total Current Month's Charges

**\$6,153.47**

## Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

### Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit [tampaelectric.com/save](http://tampaelectric.com/save) to learn more.



# When it comes to solar, sharing just makes sense.

Sun Select shared solar is a simple and meaningful way to support renewable energy, whether or not a rooftop system is an option for you. Learn why Sun Select makes sense for you, the community and the environment at [tampaelectric.com/sunselect](http://tampaelectric.com/sunselect).



  
Sun Select<sup>SM</sup>

## Report a streetlight outage. It's as easy as...

- 1** Note the pole ID number and/or the nearest street address or intersection.
- 2** Report the light out:
  - [tampaelectric.com/ReportLight](http://tampaelectric.com/ReportLight)
  - Or call 813-223-0800 Hillsborough;  
863-299-0800 Polk or 1-888-223-0800 all other counties
- 3** Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7\* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

\*Extensive repairs may take longer.



  
**TECO**  
TAMPA ELECTRIC  
AN EMERA COMPANY

MORE POWER TO YOU.

TEC051719



WATERSET CENTRAL CDD POOL HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

RECEIVED  
JUL - 8 2019

BY: .....

Statement Date: 07/03/2019  
Account: 221003734730

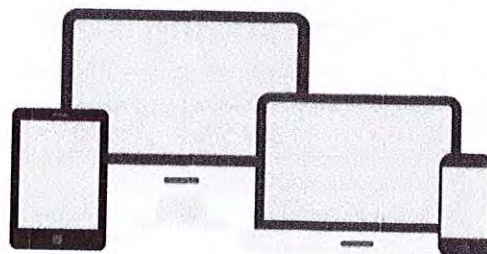
Current month's charges:	\$33.26
Total amount due:	\$33.26
Payment Due By:	07/24/2019

**Your Account Summary**

Previous Amount Due	\$64.14
Payment(s) Received Since Last Statement	-\$64.14
<b>Current Month's Charges</b>	<b>\$33.26</b>
<b>Total Amount Due</b>	<b>\$33.26</b>

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered JUL 12 2019  
Fund 001 GL 53200 CC 4354  
Check # \_\_\_\_\_

**Access your account anytime,  
anywhere from any device**



Log in to **tecoaccount.com**  
to view and pay your bill, manage  
your account and more!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



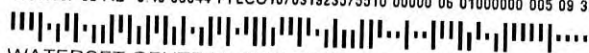
See reverse side for more information

Account: 221003734730

Current month's charges:	\$33.26
Total amount due:	\$33.26
Payment Due By:	07/24/2019

Amount Enclosed \$ 33.26  
655086855831

00003007 02 AB 0 40 33544 FTECO107031923575510 00000 06 01000000 005 09 37314 007



WATERSET CENTRAL CDD POOL HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6550868558312210037347300000000033269





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA E\*PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and that we will not timely deliver the payment to us. Such failure may result in late payment charges to your account or service interruption. For more information, visit [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** – The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one thousand (1,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.



## ACCOUNT INVOICE

**Account:** 221003734730  
**Statement Date:** 07/03/2019  
**Current month's charges due** 07/24/2019

RECEIVED  
JUL - 8 2019



BY: .....

### Details of Current Month's Charges – Service from - 05/31/2019 to 07/01/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

**Rate Schedule: General Service 1 - Transportation**

Meter Location: Pool Heaters

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
ANX04032	07/01/2019	5,302	5,302	0 CCF	1.039	1.1168	0.0 Therms	32 Days

Customer Charge

**Natural Gas Service Cost**

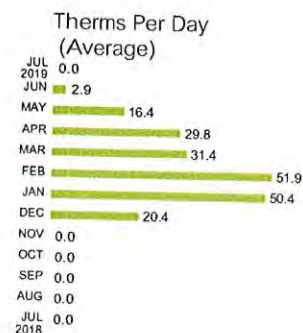
\$33.26

**\$33.26**

**Total Current Month's Charges**

**\$33.26**

### Peoples Gas Usage History



### Important Messages

#### Recovering the cost of rebuilding our system after Hurricane Michael

Our natural gas system, while largely resilient, sustained damage last year when Hurricane Michael made landfall as a Category 5 storm. The Peoples Gas team in Panama City, and 150 support personnel from across the state, worked around the clock for several weeks to make repairs and safely restore service in north Florida. To help recover the costs of these repairs and replenish our storm reserve, we will begin collecting a temporary surcharge starting in August.

Once approved by the Florida Public Service Commission, the usage-based surcharge will be included in the distribution charge on your bill and is estimated to continue for five months. The expected impact to an average residential customer is 76 cents per month, and \$6.15 per month for the average business customer.

We realize that any increase to your bill can be a burden, and we thank you for your patience and understanding as we work to make sure our system is ready to serve you in good weather and bad.





# Pee-eww!

Did you know that natural gas, in its natural state, has no color and no odor? For your safety, a chemical ingredient is added to natural gas which gives it an odor often described like rotten eggs (gross!). This unpleasant odor helps increase your awareness in the event of a gas leak. Additionally, to ensure there is adequate odorant in the gas, we perform "sniff" tests at various points throughout our pipeline system on a monthly basis.

## **Smell gas? Get outta there and call us.**

If you suspect a natural gas leak, check your pilot lights or see if a burner valve has been left partially on. If you can't find the source, open windows and doors to disperse the natural gas and call us.

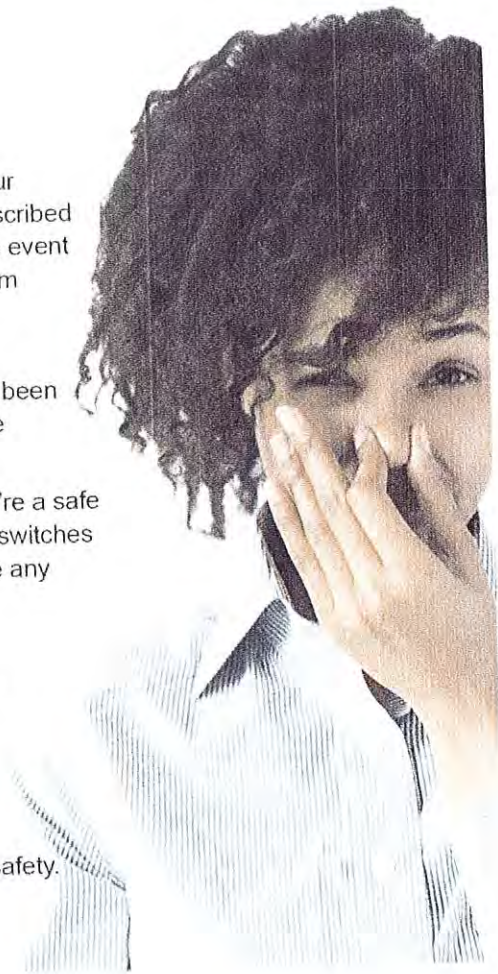
If the odor is extremely strong, leave the building immediately and call us when you're a safe distance away. Do not use your phone or light anything flammable. Do not operate switches or electrical devices, or pull any plugs from outlets. Any of these actions could ignite any natural gas that may have accumulated.

## **Breathe easy.**

A natural gas leak is a rare occurrence. According to federal statistics, natural gas pipelines are the nation's safest and most reliable energy transportation system. If you smell natural gas or suspect a natural gas leak, get to a safe location and call us at **877-TECO-PGS (877-832-6747)**. We have someone ready to answer calls about leaks or other natural gas emergencies 24/7.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.

PGS052117





RECEIVED  
JUL - 8 2019

Statement Date: 07/03/2019

Account: 221004023737

WATERSET CENTRAL CDD POOL HEATERS  
WATER HEATERS  
7281 PARADISO DR  
APOLLO BEACH, FL 33572

BY: .....

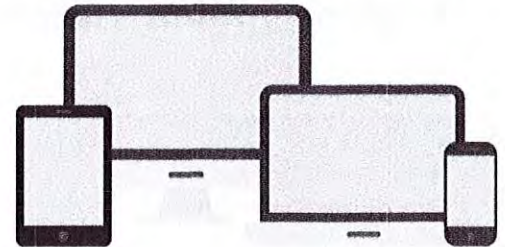
Current month's charges:	\$37.54
Total amount due:	\$37.54
Payment Due By:	07/24/2019

**Your Account Summary**

Previous Amount Due	\$4.85
Payment(s) Received Since Last Statement	-\$4.85
<b>Current Month's Charges</b>	<b>\$37.54</b>
<b>Total Amount Due</b>	<b>\$37.54</b>

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered JUL 12 2019  
Fund 001 GL 53200 CC 4304  
Check # \_\_\_\_\_

**Access your account anytime,  
anywhere from any device**



Log in to **tecoaccount.com**  
to view and pay your bill, manage  
your account and more!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

Current month's charges:	\$37.54
Total amount due:	\$37.54
Payment Due By:	07/24/2019

Amount Enclosed \$ 37.54

615580734881

WATERSET CENTRAL CDD POOL HEATERS  
WATER HEATERS  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544-4010

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318





Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

For J.D. Power award information, visit [jdpower.com/awards](http://jdpower.com/awards)

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** - British thermal unit - a unit of heat measurement.

**Budget Billing** - Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** - Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas, can conduct inspections.

**Conversion Factor** - This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

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**Distribution Charge** - Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** - If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** - A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** - A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failure may result in late payment charges to your account or service disconnection.

For more, visit [peoplesgas.com](http://peoplesgas.com) (page 2) or call 866-689-6469 for more information in Spanish.

**Franchise Fee** - A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** - The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** - A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** - Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** - In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** - Purchased Gas Adjustment - the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** - The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** - A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** - Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** - A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** - This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.



# ACCOUNT INVOICE



Account: 221004023737  
 Statement Date: 07/03/2019  
 Current month's charges due 07/24/2019



## Details of Current Month's Charges – Service from - 05/31/2019 to 07/01/2019

Service for: 7281 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service 1 (GS1)

Meter Location: Water Heaters

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
SHI14676	07/01/2019	5		4		1 CCF		1.039		1.0000	1.0 Therms	32 Days

Customer Charge  
 Distribution Charge

PGA  
 Florida Gross Receipts Tax  
**Natural Gas Service Cost**  
 State Tax

**Total Natural Gas Cost, Local Fees and Taxes**

**Total Current Month's Charges**

\$33.26  
 \$0.31  
 \$0.99  
 \$0.03  
**\$34.59**  
 \$2.95

**\$37.54**

**\$37.54**

### Peoples Gas Usage History

Therms Per Day  
 (Average)

JUL 2019	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL 2018	0.0

## Important Messages

### Recovering the cost of rebuilding our system after Hurricane Michael

Our natural gas system, while largely resilient, sustained damage last year when Hurricane Michael made landfall as a Category 5 storm. The Peoples Gas team in Panama City, and 150 support personnel from across the state, worked around the clock for several weeks to make repairs and safely restore service in north Florida. To help recover the costs of these repairs and replenish our storm reserve, we will begin collecting a temporary surcharge starting in August.

Once approved by the Florida Public Service Commission, the usage-based surcharge will be included in the distribution charge on your bill and is estimated to continue for five months. The expected impact to an average residential customer is 76 cents per month, and \$6.15 per month for the average business customer.

We realize that any increase to your bill can be a burden, and we thank you for your patience and understanding as we work to make sure our system is ready to serve you in good weather and bad.



# Pee-eww!

Did you know that natural gas, in its natural state, has no color and no odor? For your safety, a chemical ingredient is added to natural gas which gives it an odor often described like rotten eggs (gross!). This unpleasant odor helps increase your awareness in the event of a gas leak. Additionally, to ensure there is adequate odorant in the gas, we perform "sniff" tests at various points throughout our pipeline system on a monthly basis.

## **Smell gas? Get outta there and call us.**

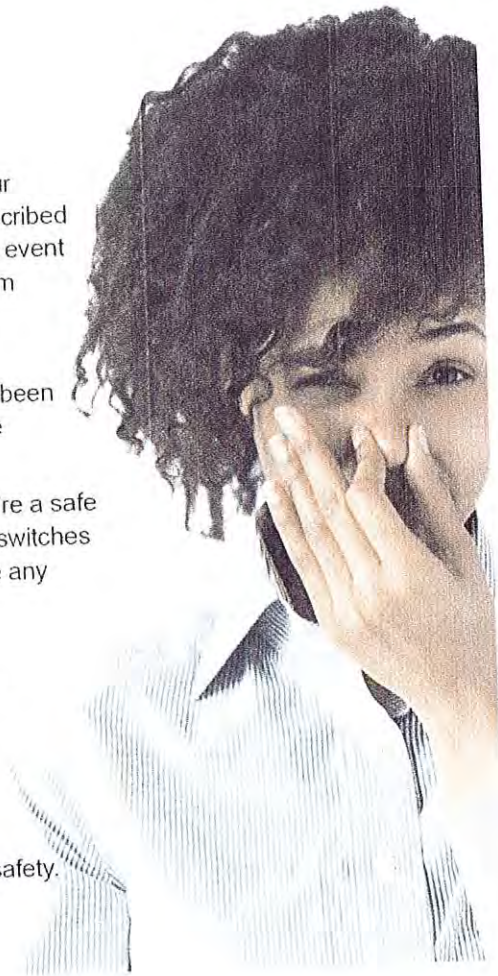
If you suspect a natural gas leak, check your pilot lights or see if a burner valve has been left partially on. If you can't find the source, open windows and doors to disperse the natural gas and call us.

If the odor is extremely strong, leave the building immediately and call us when you're a safe distance away. Do not use your phone or light anything flammable. Do not operate switches or electrical devices, or pull any plugs from outlets. Any of these actions could ignite any natural gas that may have accumulated.

## **Breathe easy.**

A natural gas leak is a rare occurrence. According to federal statistics, natural gas pipelines are the nation's safest and most reliable energy transportation system. If you smell natural gas or suspect a natural gas leak, get to a safe location and call us at **877-TECO-PGS (877-832-6747)**. We have someone ready to answer calls about leaks or other natural gas emergencies 24/7.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for safety tips and to learn more about natural gas safety.





Statement Date: 07/03/2019

Account: 221006521464

WATERSET CENTRAL CDD POOL HEATERS  
7302 PARADISO DR  
APOLLO BEACH, FL 33572

**Current month's charges:** \$21.60  
**Total amount due:** \$21.60  
**Payment Due By:** 07/24/2019

**Your Account Summary**

Previous Amount Due	\$21.40
Payment(s) Received Since Last Statement	-\$21.40
<b>Current Month's Charges</b>	<b>\$21.60</b>
<b>Total Amount Due</b>	<b>\$21.60</b>

**Sign up for free Power Updates this storm season**

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



**RECEIVED**

JUL 08 2019

*Grant Phillips*

7-16-2019

JUL 12 2019

001 53100 4301

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221006521464

**Current month's charges:** \$21.60  
**Total amount due:** \$21.60  
**Payment Due By:** 07/24/2019

**Amount Enclosed** \$ 21.60

671136207843

00003829 02 AB 0.40 33625 FTECO107031923575510 00000 06 01000000 007 09 38136 004



WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-0249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** - The average amount of electricity purchased per day.

**Basic Service Charge** - A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** - The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** - Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** - The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** - A tax imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** - A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** - A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** - Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** - The basic measurement of electric energy use.

**Late Payment Charge** - For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** - Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** - Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** - The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** - A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** - The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** - The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** - This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems** - Surge protection for your home or business, sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



## ACCOUNT INVOICE

tampaelectric.com

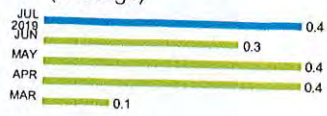


Account: 221006521464  
Statement Date: 07/03/2019  
Current month's charges due 07/24/2019

### Details of Charges – Service from 05/31/2019 to 07/01/2019

Service for: 7302 PARADISO DR, APOLLO BEACH, FL 33572

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E97424	07/01/2019	48		36		12 kWh	1	32 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						12 kWh @ \$0.05916/kWh		
Fuel Charge						12 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$0.39		
<b>Electric Service Cost</b>						<b>\$0.49</b>		
State Tax						<b>\$19.73</b>		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$1.87</b>		
						<b>\$21.60</b>		
<b>Total Current Month's Charges</b>						<b>\$21.60</b>		

### Important Messages

#### Recent record temperatures can result in higher electric bills

Your bill might be higher this month due to the record temperatures over the last month. When temperatures rise, your air conditioning system works extra hard to keep things cool. This means you're using more electricity too. Tampa Electric offers several energy-saving tips and free programs that can help you manage your electricity use and bills. Visit [tampaelectric.com/save](http://tampaelectric.com/save) to learn more.



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Sun Select<sup>SM</sup>

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- 2** Report the light out:
  - [tampaelectric.com/ReportLight](http://tampaelectric.com/ReportLight)
  - Or call 813-223-0800 Hillsborough;  
863-299-0800 Polk or 1-888-223-0800  
all other counties

- 3** Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 7\* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

\*Extensive repairs may take longer.



  
**TECO**  
TAMPA ELECTRIC  
AN EMERA COMPANY

MORE POWER TO YOU.

TECO51719



Statement Date: 07/03/2019  
Account: 221006546453

WATERSET CENTRAL CDD POOL HEATERS  
6002 COVINGTON GARDEN DR S  
APOLLO BEACH, FL 33572

Current month's charges:	\$21.60
Total amount due:	\$21.60
Payment Due By:	07/24/2019

**Your Account Summary**

Previous Amount Due	\$21.71
Payment(s) Received Since Last Statement	-\$21.71
Current Month's Charges	\$21.60
<b>Total Amount Due</b>	<b>\$21.60</b>

**RECEIVED**

JUL 08 2019

Grant Phillips 7-16-2019  
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und 001 GL 53100 OC 4361

**Sign up for free Power Updates this storm season**

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

Learn more at  
[tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221006546453

Current month's charges:	\$21.60
Total amount due:	\$21.60
Payment Due By:	07/24/2019

Amount Enclosed \$ 21.60

671136207844

WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6711362078442210065464530000000021604



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

Power Outages Toll-Free  
877-588-1010

Energy-Saving Programs  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select®** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go®** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

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### Your payment options are:

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Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver opciones de pago en español.



**Account:** 221006546453  
**Statement Date:** 07/03/2019  
**Current month's charges due** 07/24/2019

## Details of Charges – Service from 05/31/2019 to 06/28/2019

Service for: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J91796	06/28/2019	56		44		12 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	12 kWh @ \$0.05916/kWh	\$0.71
Fuel Charge	12 kWh @ \$0.03227/kWh	\$0.39
Florida Gross Receipt Tax		\$0.49
<b>Electric Service Cost</b>		<b>\$19.73</b>
State Tax		\$1.87

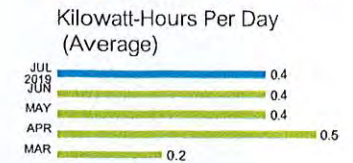
**Total Electric Cost, Local Fees and Taxes**

**\$21.60**

**Total Current Month's Charges**

**\$21.60**

### Tampa Electric Usage History



## Important Messages

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AN EMERA COMPANY

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TECO51719



Statement Date: 07/05/2019

Account: 221007184437

WATERSET CENTRAL CDD POOL HEATERS  
6390 GOLDCOAST AVE  
APOLLO BEACH, FL 33572-3440

Current month's charges:	\$25.56
Total amount due:	\$25.56
Payment Due By:	07/26/2019

## Your Account Summary

Previous Amount Due	\$211.29
Payment(s) Received Since Last Statement	-\$211.29
Current Month's Charges	\$25.56
<b>Total Amount Due</b>	<b>\$25.56</b>

RECEIVED

Grant Phillips JUL 10 2019  
JUL 12 2019  
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## Sign up for free Power Updates this storm season

Should severe weather lead to outages, you can receive updates about your power right to your mobile device.

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007184437

Current month's charges:	\$25.56
Total amount due:	\$25.56
Payment Due By:	07/26/2019

Amount Enclosed \$ 25.56

600000199013

00001615 01 AB 0.40 33625 FTECO107051923172010 00000 05 01000000 004 07 30126 002



WATERSET CENTRAL CDD POOL HEATERS  
12750 CITRUS PARK LN, STE 115  
TAMPA, FL 33625-3784

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6000001990132210071844370000000025567



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**Hearing Impaired/TTY**  
711

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**Account:** 221007184437  
**Statement Date:** 07/05/2019  
**Current month's charges due** 07/26/2019

**Details of Charges – Service from 05/24/2019 to 06/28/2019**

Service for: 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H20247	06/28/2019	11		0		11 kWh	1	36 Days
Basic Service Charge Energy Charge Fuel Charge Florida Gross Receipt Tax <b>Electric Service Cost</b> State Tax <b>Total Electric Cost, Local Fees and Taxes</b> <b>Other Fees and Charges</b> Deposit Payment(Receipt #100001084736*) Keep this receipt as proof of payment for deposit <b>Total Other Fees and Charges</b>							<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
						\$21.77		
		11 kWh @ \$0.05916/kWh				\$0.65		
		11 kWh @ \$0.03227/kWh				\$0.35		
						\$0.58		
						<b>\$23.35</b>		
						\$2.21		
						<b>\$25.56</b>		
						\$120.00		
						<b>\$0.00</b>		
						<b>\$25.56</b>		

**Important Messages**
**Prorated Bill**

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

**Recent record temperatures can result in higher electric bills**

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MORE POWER TO YOU.

TECO51719



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# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in **Tampa Bay Times: 7/12/19, 7/19/19**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 07/19/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



## WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

### Upcoming Public Hearings and Regular Meeting

The Board of Supervisors of the Waterset Central Community Development District ("District") will hold the following two public hearings and a regular meeting:

### TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: Thursday, August 8, 2019  
TIME: 9:00 AM  
LOCATION: 9428 Camden Field Parkway  
Riverview, Florida 33578

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of operations and maintenance special assessments upon the lands located within the District to fund the District's Fiscal Year 2019/2020 Budget; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

### Description of Assessments

The District imposes special assessments on benefited property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District operates and maintains an amenity center, landscaping, and other improvements. The District adopts its budget for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance assessments for each product type and phase within the District (note that this does not include any debt assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020):

### WATERSET CENTRAL CDD FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET				\$800,000.00
COLLECTION COSTS & EARLY PAYMENT DISCOUNT @ 6%				\$ 51,063.83
TOTAL O&M ASSESSMENTS				\$ 851,063.83
Product Type	Phase	Number of Units	Operation and Maintenance Assessment Amounts:	
			FY 2019/2020	
<b>Platted Units</b>				
Single Family 40'	SA-1	37	\$1,123.01	
Single Family 50'	SA-1	60	\$1,148.50	
Single Family 60'	SA-1	93	\$1,173.99	
Single Family 70'	SA-1	12	\$1,199.48	
Townhome	4 South	112	\$1,077.14	
Villa	4 South	120	\$1,120.47	
Single Family 40'	4 South	76	\$1,148.51	
Single Family 50'	SA-2	32	\$1,123.02	
Single Family 60'	SA-2	72	\$1,148.51	
Single Family 70'	SA-2	68	\$1,173.99	
Single Family 70'	SA-2	28	\$1,199.48	
<b>Unplatted Units</b>				
Single Family 40'	SB	82	\$119.33	
Single Family 50'	SB	121	\$119.33	
Single Family 60'	SB	110	\$119.33	
Single Family 70'	SB	44	\$119.33	
TOTAL O&M ASSESSMENT				\$851,063.83

The proposed operation and maintenance assessments exclude collection costs and/or early payment discounts, which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$851,063.83 in gross revenue, excluding collection costs and/or early payment discounts.

By operation of law, the District's assessments each year constitute a lien against benefited property located within the District just as do each year's property taxes. For Fiscal Year 2019/2020, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9428 Camden Field Parkway, Riverview, Florida 33578, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Waterset Central CDD  
Grant Phillips, District Manager

### LOCATION MAP WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION







**M-F 8:00 - 5:00**

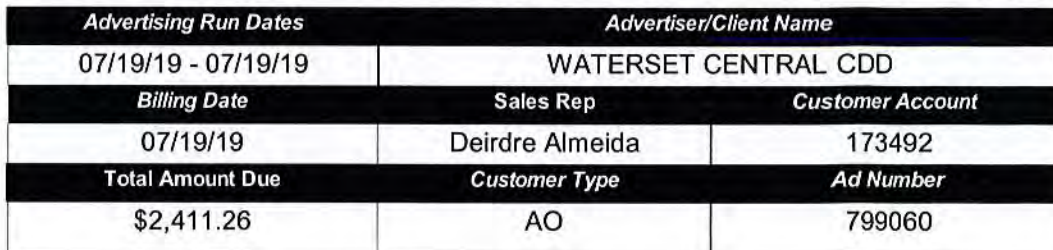
Advertising Run Dates	Advertiser/Client Name
07/19/19 - 07/19/19	WATERSET CENTRAL CDD
Billing Date	Customer Account
07/19/19	173492
Total Amount Due	Ad Number
\$2,411.26	799060

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
07/19/19	07/19/19	799060	405	2019/2020 Budget	1	42.34IN	2,411.20

JUL 24 2019

Date Rec'd Rizzetta & Co., Inc.  
D/M approved Grant Phillips Date 7-29-2019  
Date entered JUL 26 2019  
Fund 001 GL 51300 OC 4801  
Check# \_\_\_\_\_

**ADVERTISING INVOICE**

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

WATERSET CENTRAL CDD  
9428 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578

TAMPA BAY TIMES  
DEPT 3396  
P.O. BOX 123396  
DALLAS, TX 75312-3396

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100173492000000000799060190700024112600000000000000000000000000000000000000000000
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# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in **Tampa Bay Times: 7/12/19, 7/19/19**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

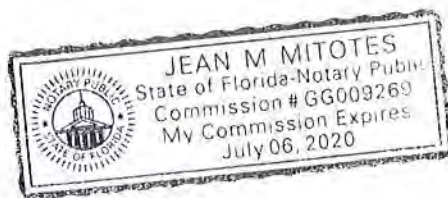
Signature of Affiant

Sworn to and subscribed before me this 07/19/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

### Upcoming Public Hearings and Regular Meeting

The Board of Supervisors of the Waterset Central Community Development District ("District") will hold the following two public hearings and a regular meeting:

### TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: Thursday, August 8, 2019  
TIME: 9:00 AM  
LOCATION: 9426 Camden Field Parkway  
Riverview, Florida 33578

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of operations and maintenance special assessments upon the lands located within the District to fund the District's Fiscal Year 2019/2020 Budget. To consider the adoption of an assessment roll, and to provide for the levy, collection and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 191, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

### Description of Assessments

The District imposes special assessments on benefited property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property, potentially, subject to the assessment) is identified in the map attached hereto. The District operates and maintains an amenity center, landscaping, and other improvements. The District adopts its budget for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance assessments for each product type and phase within the District. This table does not include any debt assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

### WATERSET CENTRAL CDD FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET			\$300,000.00
COLLECTION COSTS & EARLY PAYMENT DISCOUNT @ 6%			\$ 51,063.83
TOTAL O&M ASSESSMENTS			\$ 248,936.17
Product Type	Phase	Number of Units	Operation and Maintenance Assessment Amounts: FY 2019/2020
<b>Platted Units</b>			
Single Family 40	SA-1	37	\$1,123.31
Single Family 50	SA-1	60	\$1,148.50
Single Family 60	SA-1	83	\$1,173.99
Single Family 70	SA-1	12	\$1,186.48
Ten Home	4 South	112	\$1,272.74
Via	4 South	120	\$1,220.47
Single Family 50	4 South	66	\$1,148.51
Single Family 40	SA-2	32	\$1,123.03
Single Family 50	SA-2	72	\$1,148.51
Single Family 60	SA-2	64	\$1,173.99
Single Family 70	SA-2	28	\$1,186.48
<b>Unplatted Units</b>			
Single Family 40	SB	82	\$119.33
Single Family 50	SB	131	\$119.33
Single Family 60	SB	110	\$119.33
Single Family 70	SB	44	\$119.33
TOTAL O&M ASSESSMENT \$248,936.17			

The proposed operation and maintenance assessments include collection costs and/or early payment discounts, which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$251,063.83 in gross revenue, excluding collection costs and/or early payment discounts.

By operation of law, the District's assessments each year constitute a lien against benefited property located within the District just as do each year's property taxes. For Fiscal Year 2019/2020, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were not directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessments on the next year's county tax bill. It is important to pay your assessments since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax bill or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Miscellaneous Provisions

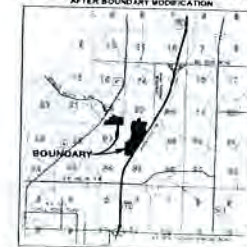
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9426 Camden Field Parkway, Riverview, Florida 33578, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Waterset Central CDD  
Grant Phillips, District Manager

### LOCATION MAP WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION





**Waterset Central  
Clubhouse Debit Card  
For the Month**

Limit \$1,500.00  
May 2019

5/31/2019

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

					Clubhouse	Clubhouse
				HOA	Cleaning Supplies	Office Supplies
				001-13105	001-57200- 4707	001-57200- 5101
Date	Vendor Name	Description	Amount			
5/17/2019	Paypal	Wine Down Event	(225.00)	(225.00)		
6/11/2019	Walmart	Office Supplies	(11.00)			(11.00)
6/21/2019	Walmart	Janitorial Supplies	(96.87)		(96.87)	
6/28/2019	Walmart	Janitorial Supplies	(66.67)		(66.67)	
	<b>TOTAL</b>	001-10102	<b>(399.54)</b>	<b>(225.00)</b>	<b>(163.54)</b>	<b>(11.00)</b>

DM Approval:

*Grant Phillips*

Date:

7-12-2019



Waterset NORTH CDD

Clubhouse Debit Card

Date: 5/20/19

Completed By: B. Mazzoni

Expense	Account Code	Amount
HOA	001-13107	\$225.00
Maintenance	001-57200-4701	
Office Supplies	001-57200-5101	
Misc	001-57200-4735	
Receipt Total		\$225.00

Billed Waterset North

Description of purchase: \_\_\_\_\_

Wine Down - Cafe / Hot Event

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Milton Payne****INVOICE**

Address 6918 Old Benton Drive  
City, St, ZIP Apollo Beach, FL 33572 (803) 447-4963

**SOLD TO:**

Name Waterset HOA  
Address  
City, St, ZIP

INVOICE NUMBER 20100517  
INVOICE DATE May 17, 2019

TERMS Pay Upon Receipt

# Of Hours	DESCRIPTION	UNIT PRICE	AMOUNT
4	4 Hours of Entertainment (6 pm-10 pm) for "Wine Down Friday"		\$225.00
		SUBTOTAL	225.00
		Minus	
			\$225.00
			PAY THIS AMOUNT

**DIRECT ALL INQUIRIES TO:**

Milton Payne  
(803) 447-4963  
[milton.payne1@gmail.com](mailto:milton.payne1@gmail.com)

**MAKE ALL CHECKS PAYABLE TO:**

Milton Payne  
6918 Old Benton Drive  
Apollo Beach, FL 33572

**THANK YOU FOR YOUR BUSINESS!**



## Transaction details

May 17, 2019 at 9:33:40 AM PDT | Transaction ID: 30E58642NR259041F

**Payment sent to** Milton Payne

Gross amount

Payment Status: Completed

**-\$225.00 USD**

Payment Type: Goods and Services

### Shipping address

ToyBoxOnline

7012 Sail View Lane

APOLLO BEACH, FL 33572

United States

813-843-4034

Unconfirmed

### Your Payment

**Gross Amount**

-\$225.00 USD

**PayPal Fee**

\$0.00 USD

**Net Amount**

-\$225.00 USD

Refund - If you need to refund this payment to the sender for any reasons you may do so using Send Money. The refund payment option is only available for 180 days after a payment is sent.

### Contact info

Milton Payne

The receiver of this payment is **Verified**

flstcman@aol.com

### Payment Sent to

flstcman@aol.com

### Funding details

Funding Type: Credit Card

Funding Source: -\$225.00 USD - MASTER CARD ending in x-4045

This transaction will appear on your bill as PAYPAL \*FLSTCMAN

### Need help?

Go to the Resolution Center for help with this transaction, to settle a dispute or to open a claim.



See back of receipt for your chance  
to win \$1000 ID #:7M686F1VD2HG

**Walmart**   
Save money. Live better.

813-672-0739 Mgr:LUIS DELGADO  
9205 GIBSONTON DR  
GIBSONTON FL 33534  
ST# 05300 OPH 001793 TEN 10 TR# 00714  
STAMPS 000000000750K 11.00 0  
SUBTOTAL 11.00  
TOTAL 11.00  
MCARD TEND 11.00  
DEBIT \*\*\*\* \* 4045 I 1  
APPROVAL # 004818  
REF # 916200162892  
PAYMENT SERVICE - A  
AID A0000000042203  
IC 4E30ADAD95B99A0C  
TERMINAL # 283799809  
\*NO SIGNATURE REQUIRED  
06/11/19 09:27:04  
CHANGE DUE 0.00  
# ITEMS SOLD 1  
TC# 6797 9920 9595 3555 5498



06/11/19 09:27:04  
\*\*\*CUSTOMER COPY\*\*\*  
Scan with Walmart app to save receipts



JUN 12 2019

Waterset Central CDD

purchased stamps  
for mailings.

6/12



Thank you for your order #4421991724346

Keep Shopping



## Delivery

You'll receive an email with tracking information when your items ship.

### Delivery address

Waterset Manager  
7281 Paradiso Drive  
Apollo Beach, FL 33572

Arrive by Sat, Jun 22



[See your item details](#) +

Arrive by Sat, Jun 22



[See your item details](#) +



## Delivery

You'll receive an email with tracking information when your item ships.

Feedback



Delivery address

Waterset Manager  
7281 Paradiso Drive  
Apollo Beach, FL 33572

Arrives by Tue, Jul 2

Sold by Big Deal GA



[See your item details](#) +

Check your [order status](#) on Walmart.com

Order Summary

Subtotal (8 items)	\$89.28
Delivery	Free
Tax	\$7.59
<b>Total</b>	<b>\$96.87</b>

Payment type

Mastercard ending in 4045

6/21

Billing address

Barry Mazzoni  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
[gdavis@castlegroup.com](mailto:gdavis@castlegroup.com)

Feedback



wsc debit Card

Thanks for shopping with us. We're processing your order now and we'll email you again when there are status updates. You can also track the status [here](#).

Sincerely,  
-Your Walmart Customer Care Team

Order #: 4481996-226575

7/1

## Ships from Walmart

### Arrives by

Fri, Jun 28  
We'll send an email with tracking info when your order ships.

### Shipping To

Waterset Manager  
7281 Paradiso Drive  
Apollo Beach , FL 33572

Item	Qty	Total
<u>Inteplast Group High-Density Trash Bag, 33 x 39, 33gal, 14mic, Clear, 25/Roll, 10 Rolls/Carton -IBSVALH3340N16</u> \$25.64	1	\$25.64
<u>Husky Drawstring Black Trash Bags, 30 Gallon, 82 Count</u> \$13.47	1	\$13.47
<u>Glade Automatic Spray Refill Clean Linen, Fits in Holder For Up to 60 Days of Freshness, 6.2 oz, Pack of 2</u> \$8.16	1	\$8.16
<u>Glade Automatic Spray Air Freshener Holder</u> \$4.98	1	\$4.98

Items may arrive in multiple boxes on different days.

## Ships from Walmart

### Arrives by

### Shipping To



---

Mon, Jul 1  
We'll send an email with tracking info when your order ships.

---

---

Waterset Manager  
7281 Paradiso Drive  
Apollo Beach , FL 33572

---

Item	Qty	Total
<u>POLAND SPRING 100% Natural Spring Water 24-16.9 fl. oz Bottles</u> \$9.98	1	\$9.98

---

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Order total:	\$66.67
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Billing address

---

Waterset Manager  
7281 Paradiso Drive  
Apollo Beach, FL 33572

Payment method(s)

---

MASTERCARD ending in 4045

Credit cards aren't charged until your order ships. If you see a pending charge on your account prior to shipping, this is an authorization hold to ensure the funds are available.

---



## Waterset North

**Community Development District**  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Phone 813.933.5571

# INVOICE

DATE: May 31, 2019

INVOICE: OMR0519-1

**Bill To:**  
Waterset Central CDD  
Rizzetta & Company, Inc.  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

DUE DATE	DESCRIPTION	AMOUNT
June 30, 2019	Security Services Cost Share at 20%	
	Invoice #10486469	\$1,116.08
	Invoice #10493708	\$1,116.08
	Invoice #10510981	\$1,116.08
	Invoice #10517329	\$2,109.84
	Total	\$5,458.08
	Deduct 80% for Waterset North Share	(\$4,366.46)
TOTAL		\$1,091.62

If you have any questions concerning this invoice, contact Leslie Spock at 813-933-5571 or lspock@rizzetta.com.

Make all checks payable to Waterset North CDD

Date Rec'd Dist Office 6.24.19  
DM Approval Grant Phillips  
Date Entered JUL 01 2019  
Fund 001 GL 52900 CC 3307  
Check # \_\_\_\_\_



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10486469  
Amount Due: \$1,116.08  
Invoice Date: 05/12/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 05/06/2019 through 05/12/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Upton,Boin G											
05/06/2019	05/12/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Wilson,Devon											
05/06/2019	05/12/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		19.93			1,116.08
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

MAY 17 2019

Date Rec'd Rizzetta & Co., Inc. ....

D/M approved Grant Phillips Date 5-21-2019

Date entered MAY 20 2019

Fund 001 GL 52900 CC 3307

Check # \_\_\_\_\_



## INVOICE

MAY 22 2019

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Securing Your World

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10493708  
Amount Due: \$1,116.08  
Invoice Date: 05/19/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 05/13/2019 through 05/19/2019

## Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Baker, Raymond L.											
05/13/2019	05/19/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
Upton, Boin G											
05/13/2019	05/19/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Custom Protection Officer-REGULAR											
				56.00	Regular Hours	at		15.93			1,116.08
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

Grant Phillipps Date 6-3-2019

DIW approval Grant Phillipps Date

Date entered JUN 03 2019

Fund 001 GL 52900 OC 3307

by 07



## INVOICE

G4S Secure Solutions (USA) Inc.  
1335 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10510981  
Amount Due: \$1,116.08  
Invoice Date: 05/26/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered For: 05/20/2019 through 05/26/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Brand, Marquis											
05/20/2019	05/26/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CPO Flex Officer-REGULAR				16.00	Regular Hours	at		19.93			318.88
Upton, Boan G											
05/20/2019	05/26/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Custom Protection Officer-REGULAR				40.00	Regular Hours	at		19.93			797.20
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

MAY 29 2019

Grant Phillips Date 6-3-2019  
JUN 03 2019  
001 52900 3307



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33459



Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10517329  
Amount Due: \$2,109.84  
Invoice Date: 06/02/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 05/27/2019 through 06/02/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Mudra, Kyle											
05/27/2019	06/02/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CPO Flex Officer-REGULAR				16.00	Regular Hours	at		19.93			318.88
Upton, Boin G											
05/27/2019	06/02/2019	8.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	0.00	
Custom Protection Officer-HOLIDAY				8.00	Regular Hours	at		27.90			223.20
Upton, Boin G											
05/27/2019	06/02/2019	0.00	8.00	8.00	8.00	2.00	0.00	6.00	32.00	0.00	
Custom Protection Officer-REGULAR				32.00	Regular Hours	at		19.93			637.76
06/01/2019 06/30/2019											
		0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone				1.00		at		80.00			80.00
06/01/2019 06/30/2019											
		0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle				1.00		at		850.00			850.00
Subtotal											
									56.00		2,109.84
Invoice Total											
											2,109.84

Date Rec'd Rizzetta & Co., Inc.

Date 7-1-2019

Date entered JUN 05 2019

Fund 001 GL 52900 OC 3307

EMAIL / WATERSETNO

PI-5703906;CONS-000000;BU-000001;DEPT-749;FUND-153497;ADR-1;PROJECT-0116654;INVS-10517329;SORT-2.341;SEQ-1  
Tiffany Judd <tjudd@rizzetta.com>

Page 1 of 1



## Waterset North

Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625  
Phone 813.933.5571

# INVOICE

DATE: June 30, 2019

INVOICE: OMR0619-1

Bill To:  
Waterset Central CDD  
Rizzetta & Company, Inc.  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

DUE DATE	DESCRIPTION	AMOUNT
July 30, 2019	Security Services Cost Share at 20%	
	Invoice #10528233	\$1,116.08
	Invoice #10545610	\$1,116.08
	Invoice #10551712	\$1,116.08
	Invoice #10569044	\$2,046.08
	Total	\$5,394.32
	Deduct 80% for Waterset North Share	(\$4,315.46)
TOTAL		\$1,078.86

If you have any questions concerning this invoice, contact Leslie Spock at 813-933-5571 or lspock@rizzetta.com.

Make all checks payable to Waterset North CDD

JUL 11 2019

Date Rec'd Dist Office \_\_\_\_\_  
DM Approval Grant Phillips  
Date Entered \_\_\_\_\_  
Fund \_\_\_\_\_ GL \_\_\_\_\_ CC \_\_\_\_\_  
Check # \_\_\_\_\_



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245



Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10528233  
Amount Due: \$1,116.08  
Invoice Date: 06/09/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 06/03/2019 through 06/09/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Mudra, Kyle											
06/03/2019	06/09/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CPO Flex Officer-REGULAR											
				16.00	Regular Hours	at		19.93			318.88
Upton, Boon G											
06/03/2019	06/09/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Custom Protection Officer-REGULAR											
				40.00	Regular Hours	at		19.93			797.20
Subtotal											
									56.00		1,116.08
Invoice Total											
											1,116.08

JUN 13 2019

Full Paid (G4S & Co. Inc.)

Grant Phillips 7-16-2019

JUN 20 2019

Full 001 52900.00 3307

0.00

Grant Phillips

6-20-2019

EMAIL / WATERSETNO

FI-5714933;CCNS-000000;BU-00001;DEPT-TAM;CUST-153497;ADR-1;PROJECT-0146654;INV#-10528233;SCRT-1,907;SEQ-1  
"Tiffany Judd" <tjudd@wateretta.com>

Page 1 of 1



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33459

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550



Securing Your World

Invoice No: 10545610  
Amount Due: \$1,116.08  
Invoice Date: 06/16/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 06/10/2019 through 06/16/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Mudra, Kyle											
06/10/2019	06/16/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
CPO Flex Officer-REGULAR				16.00	Regular Hours	at		19.93			318.88
Upton, Boin G											
06/10/2019	06/16/2019	8.00	8.00	8.00	8.00	2.00	0.00	6.00	40.00	0.00	
Custom Protection Officer-REGULAR				40.00	Regular Hours	at		19.93			797.20
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

JUN 17 2019

Date Rec'd Rizzetta & Co. Inc.  
Date Approval *Grant Phillips* Date 7-17-2019  
Date entered JUN 20 2019  
Fund 001 CL 5290000 3307  
Check #

*Grant Phillips*

6-20-2019

EMAIL / WATERSETNO

Page 1 of 1

PI-5734783;CCMS-000000;BU-00001;SEPT-TAM;CUST-153497;ACR-1;PROJECT-0146654;INV4-10545610;SORT-2,214;SEQ-1  
"Tiffany Judd" <tjudd@rizzetta.com>



## INVOICE

G4S Secure Solutions (USA) Inc.  
1395 University Blvd | Jupiter FL 33458



Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10551712  
Amount Due: \$1,116.08  
Invoice Date: 06/23/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 06/17/2019 through 06/23/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Mudra, Kyle											
06/17/2019	06/23/2019	0.00	0.00	6.00	8.00	2.00	0.00	0.00	16.00	0.00	
CPO Flex Officer-REGULAR				16.00	Regular Hours	at		19.93			318.88
Upton, Boon G											
06/17/2019	06/23/2019	8.00	8.00	2.00	0.00	6.00	8.00	8.00	40.00	0.00	
Custom Protection Officer-REGULAR				40.00	Regular Hours	at		19.93			797.20
Subtotal									56.00		1,116.08
Invoice Total											1,116.08

JUN 25 2019

Grant Phillips Date: 7-1-2019

JUN 26 2019

001

52900 3307



## INVOICE

G4S Secure Solutions (USA) Inc.  
1335 University Blvd | Jupiter FL 33458

Website: www.g4s.us  
Contact Us: (813) 289-9459  
Federal ID: 590857245

Bill To: District Manager  
Waterset North Community Development Dis  
5844 Old Pasco Rd Ste 100  
Wesley Chapel FL 33544-4010

Service: 7004 Sail View Ln  
Location: Apollo Beach FL 33572-1550

Invoice No: 10569044  
Amount Due: \$2,046.08  
Invoice Date: 06/30/2019  
Terms: Due Upon Receipt  
Due Date: Upon Receipt  
Customer No: 153497  
PO Number:

Please include the invoice number  
with your payment and remit to:  
PO Box 277469  
Atlanta GA 30384-7469

Have billing questions? Email us:

Purchase orders: poinfo@usa.g4s.com  
Other inquiries: billinghelp@usa.g4s.com

Services Rendered for: 06/24/2019 through 06/30/2019

Invoice Description:

Security Services  
Waterset N. CDD  
Apollo Beach, FL

Week Begin	Week End	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours	Other Qty	Amount (\$)
Broad, Rachel S											
06/24/2019	06/30/2019	0.00	0.00	0.00	6.00	2.00	0.00	6.00	14.00	0.00	
CPO Flex Officer-REGULAR				14.00	Regular Hours	at		19.93			279.02
Baker, Raymond L.											
06/24/2019	06/30/2019	0.00	0.00	0.00	0.00	6.00	8.00	2.00	16.00	0.00	
Upton, Boin G											
06/24/2019	06/30/2019	8.00	8.00	8.00	2.00	0.00	0.00	0.00	26.00	0.00	
Custom Protection Officer-REGULAR				42.00	Regular Hours	at		19.93			837.06
07/01/2019	07/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Cell Phone				1.00		at		80.00			80.00
07/01/2019	07/31/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.00	
Patrol Vehicle				1.00		at		850.00			850.00

Subtotal 56.00 2,046.08  
Invoice Total 2,046.08

Date Rec'd Rizzetta & Co., Inc. JUL 02 2019

D/M approval Grant Phillips Date 7-9-2019

Date entered JUL 08 2019

Fund 001 GL 52900 OC 3307

Check #

EMAIL / WATERSETNO

PI-5749710;CCNS-000000;BU-00001;DEPT-TAM;CUST-153497;ADR-1;PROJECT-0146554;INV#-10569044;SCRT-3,202;SEQ-1  
"Tiffany Judd" <tjudd@rizzetta.com>

Page 1 of 1



## **Tab 5**





Rizzetta & Company

# **Waterset Central Community Development District**

[watersetcentralcdd.org](http://watersetcentralcdd.org)

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**Approved Proposed Budget for Fiscal Year  
2019/2020**

**Presented by: Rizzetta & Company, Inc.**

**9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813-533-2950**

[rizzetta.com](http://rizzetta.com)



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## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with



Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond



proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

---

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.



**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### **EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



**Proposed Budget**  
**Waterset Central Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments	Budget Allocation Factor
1									
2	<b>REVENUES</b>								
3									
12	Interest Earnings								
13	Interest Earnings	\$ 80	\$ 160	\$ -	\$ 160	\$ -	\$ -		
14	Special Assessments								
15	Tax Roll*	\$ -	\$ -	\$ -	\$ -		\$ -		
17	Off Roll*	\$ 621,734	\$ 1,243,468	\$ 621,735	\$ 621,733	\$ 775,000	\$ 153,265		
18	Contributions & Donations from Private Sources								
19	Developer Contributions	\$ 3,636	\$ 7,272	\$ -	\$ 7,272	\$ -	\$ -		
31									
32	<b>TOTAL REVENUES</b>	<b>\$ 625,450</b>	<b>\$ 1,250,900</b>	<b>\$ 621,735</b>	<b>\$ 629,165</b>	<b>\$ 775,000</b>	<b>\$ 153,265</b>		
33									
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
35									
36	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 625,450</b>	<b>\$ 1,250,900</b>	<b>\$ 621,735</b>	<b>\$ 629,165</b>	<b>\$ 775,000</b>	<b>\$ 153,265</b>		
37									
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>								
39									
40	<b>EXPENDITURES - ADMINISTRATIVE</b>								
41									
42	Legislative								
43	Supervisor Fees	\$ 1,200	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ -		
44	Financial & Administrative								
45	Administrative Services	\$ 2,250	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -		
46	District Management	\$ 10,050	\$ 20,100	\$ 20,100	\$ -	\$ 20,533	\$ 433		
47	District Engineer	\$ 1,167	\$ 2,334	\$ 3,000	\$ 666	\$ 3,000	\$ -		
48	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -		
49	Trustees Fees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
50	Assessment Roll	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
51	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 4,500	\$ 900		
52	Accounting Services	\$ 9,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,100	\$ 100		
53	Auditing Services	\$ -	\$ -	\$ 2,800	\$ 2,800	\$ 3,500	\$ 700		
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		
59	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,475	\$ 225	\$ 2,475	\$ -		
60	Legal Advertising	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		
62	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -		
63	Miscellaneous Fees	\$ 325	\$ 650	\$ 5,000	\$ 4,350	\$ 5,000	\$ -		
66	Website Hosting, Maintenance, Backup (and Email)	\$ 1,050	\$ 2,100	\$ 2,100	\$ -	\$ 5,000	\$ 2,900	ADA	
67	Legal Counsel								
68	District Counsel	\$ 18,532	\$ 37,064	\$ 30,000	\$ (7,064)	\$ 30,000	\$ -		
73									
74	<b>Administrative Subtotal</b>	<b>\$ 52,799</b>	<b>\$ 98,348</b>	<b>\$ 114,650</b>	<b>\$ 16,302</b>	<b>\$ 119,683</b>	<b>\$ 5,033</b>		Equalized Admin
75									
76	<b>EXPENDITURES - FIELD OPERATIONS</b>								
77									
81	Security Operations								
82	Security Services and Patrols	\$ 5,644	\$ 11,288	\$ 20,000	\$ 8,712	\$ 20,000	\$ -		Equalized
90	Electric Utility Services								
91	Utility Services	\$ 3,629	\$ 7,258	\$ 7,500	\$ 242	\$ 15,000	\$ 7,500		Equalized
92	Street Lights	\$ 6,858	\$ 13,716	\$ 20,000	\$ 6,284	\$ 50,000	\$ 30,000		Stratified
93	Utility - Recreation Facilities	\$ 6,309	\$ 12,618	\$ 15,000	\$ 2,382	\$ 15,000	\$ -		Equalized
96	Gas Utility Services								
98	Utility - Recreation Facilities	\$ 5,914	\$ 11,828	\$ 7,500	\$ (4,328)	\$ 10,000	\$ 2,500		Equalized
99	Garbage/Solid Waste Control Services								
100	Garbage - Recreation Facility	\$ 1,002	\$ 2,004	\$ 1,800	\$ (204)	\$ 2,000	\$ 200		Equalized
103	Water-Sewer Combination Services								
104	Utility Services	\$ 5,556	\$ 11,112	\$ 5,000	\$ (6,112)	\$ 10,000	\$ 5,000		Equalized
106	Utility - Reclaimed	\$ 947	\$ 1,894	\$ 5,000	\$ 3,106	\$ 2,500	\$ (2,500)		Equalized
111	Stormwater Control								
113	Aquatic Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		Stratified
114	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Possibility?	
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -		Stratified
116	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		Stratified
117	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -		Stratified
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 5,000	\$ 3,000		Stratified
125	Other Physical Environment								
130	General Liability Insurance	\$ 2,750	\$ -	\$ 3,025	\$ 3,025	\$ 3,025	\$ -		Equalized
131	Property Insurance	\$ 13,870	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		Equalized
135	Landscape Maintenance	\$ 23,785	\$ 47,570	\$ 125,000	\$ 77,430	\$ 125,000	\$ -		Equalized
142	Holiday Decorations	\$ 1,819	\$ 3,638	\$ 5,000	\$ 1,362	\$ 5,000	\$ -		Equalized
144	Irrigation Repairs	\$ 24	\$ 48	\$ 5,000	\$ 4,952	\$ 5,000	\$ -		Equalized
145	Landscape - Mulch	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		Equalized



[illegible]



[illegible]



**Budget Template**  
**Waterset Central Community Development District**  
**Debt Service**  
**Fiscal Year 2019/2020**

Chart of Accounts Classification	Series 2018	Budget for 2019/2020
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$1,118,835.07	\$1,118,835.07
<b>TOTAL REVENUES</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$1,118,835.07	\$1,118,835.07
<b>Administrative Subtotal</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,118,835.07</b>	<b>\$1,118,835.07</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$1,189,237.96**

**Notes:**

1. Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.



Waterset Central Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$800,000.00
Collection Cost @ 2%	\$17,021.28
Early Payment Discount @ 4%	\$34,042.55
2018/2019 Total:	<u>\$851,063.83</u>

2018/2019 O&M Budget	\$646,735.00
2019/2020 O&M Budget	\$800,000.00
Total Difference:	<u>\$153,265.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
2018 Debt Service - Townhomes	\$0.00	\$504.17	\$504.17	100.00%
Operations/Maintenance - Townhomes - Platted	\$1,173.55	\$1,077.14	-\$96.41	-8.22%
<b>Total</b>	<b>\$1,173.55</b>	<b>\$1,581.31</b>	<b>\$407.76</b>	<b>34.75%</b>
<hr/>				
2018 Debt Service - Villas	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - Villas - Platted	\$1,211.23	\$1,120.47	-\$90.76	-7.49%
<b>Total</b>	<b>\$1,211.23</b>	<b>\$2,037.14</b>	<b>\$825.91</b>	<b>68.19%</b>
<hr/>				
2018 Debt Service - SF 40' Series	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - SF 40' Series - Platted	\$1,213.45	\$1,123.01	-\$90.44	-7.45%
<b>Total</b>	<b>\$1,213.45</b>	<b>\$2,039.68</b>	<b>\$826.23</b>	<b>68.09%</b>
<hr/>				
2018 Debt Service - SF 50' Series	\$0.00	\$1,145.83	\$1,145.83	100.00%
Operations/Maintenance - SF 50' Series - Platted	\$1,235.62	\$1,148.50	-\$87.12	-7.05%
<b>Total</b>	<b>\$1,235.62</b>	<b>\$2,294.33</b>	<b>\$1,058.71</b>	<b>85.68%</b>
<hr/>				
2018 Debt Service - SF 60' Series	\$0.00	\$1,375.00	\$1,375.00	100.00%
Operations/Maintenance - SF 60' Series - Platted	\$1,257.79	\$1,173.99	-\$83.80	-6.66%
<b>Total</b>	<b>\$1,257.79</b>	<b>\$2,548.99</b>	<b>\$1,291.20</b>	<b>102.66%</b>
<hr/>				
2018 Debt Service - SF 70' Series	\$0.00	\$1,604.17	\$1,604.17	100.00%
Operations/Maintenance - SF 70' Series - Platted	\$1,279.95	\$1,199.48	-\$80.47	-6.29%
<b>Total</b>	<b>\$1,279.95</b>	<b>\$2,803.65</b>	<b>\$1,523.70</b>	<b>119.04%</b>
<hr/>				
2018 Debt Service - SF 40' Series	\$0.00	\$916.67	\$916.67	100.00%
Operations/Maintenance - SF 40' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,036.00</b>	<b>\$926.22</b>	<b>843.71%</b>
<hr/>				
2018 Debt Service - SF 50' Series	\$0.00	\$1,145.83	\$1,145.83	100.00%
Operations/Maintenance - SF 50' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,265.16</b>	<b>\$1,155.38</b>	<b>1052.45%</b>
<hr/>				
2018 Debt Service - SF 60' Series	\$0.00	\$1,375.00	\$1,375.00	100.00%
Operations/Maintenance - SF 60' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,494.33</b>	<b>\$1,384.55</b>	<b>1261.20%</b>
<hr/>				
2018 Debt Service - SF 70' Series	\$0.00	\$1,604.17	\$1,604.17	100.00%
Operations/Maintenance - SF 70' Series - Unplatted	\$109.78	\$119.33	\$9.55	8.70%
<b>Total</b>	<b>\$109.78</b>	<b>\$1,723.50</b>	<b>\$1,613.72</b>	<b>1469.96%</b>



## WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2019/2020 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE

<b>TOTAL O&amp;M BUDGET</b>		<b>\$800,000.00</b>
<b>COLLECTION COSTS &amp; EPD @</b>	<b>2%</b>	<b>\$17,021.28</b>
<b>EARLY PAYMENT DISCOUNT @</b>	<b>4%</b>	<b>\$34,042.55</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$851,063.83</u></b>

				\$127,322.34					\$640,230.85			\$83,510.64					
				ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS & RESERVE			ALLOCATION OF STRATIFIED FIELD COSTS			PER LOT ANNUAL ASSESSMENT		
LOT SIZE	PHASE	UNITS ASSESSED		EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	SERIES 2018 DEBT SERVICE	TOTAL <sup>(1)</sup>
		O&M	SERIES 2018 DEBT SERVICE														
<b>Platted Units</b>																	
Single Family 40'	5A-1	37	37	1.00	37.00	3.47%	\$4,415.11	\$119.33	1.00	\$33,364.14	\$901.73	0.80	\$3,772.30	\$101.95	\$1,123.01	\$916.67	\$2,039.68
Single Family 50'	5A-1	60	60	1.00	60.00	5.62%	\$7,159.64	\$119.33	1.00	\$54,104.02	\$901.73	1.00	\$7,646.56	\$127.44	\$1,148.50	\$1,145.83	\$2,294.33
Single Family 60'	5A-1	93	93	1.00	93.00	8.72%	\$11,097.45	\$119.33	1.00	\$83,861.22	\$901.73	1.20	\$14,222.60	\$152.93	\$1,173.99	\$1,375.00	\$2,548.99
Single Family 70'	5A-1	12	12	1.00	12.00	1.12%	\$1,431.93	\$119.33	1.00	\$10,820.80	\$901.73	1.40	\$2,141.04	\$178.42	\$1,199.48	\$1,604.17	\$2,803.65
Townhome	4 South	112	112	1.00	112.00	10.50%	\$13,364.67	\$119.33	1.00	\$100,994.16	\$901.73	0.44	\$6,280.38	\$56.08	\$1,077.14	\$504.17	\$1,581.31
Villa	4 South	120	120	1.00	120.00	11.25%	\$14,319.29	\$119.33	1.00	\$108,208.03	\$901.73	0.78	\$11,928.63	\$99.41	\$1,120.47	\$916.67	\$2,037.14
Single Family 50'	4 South	76	76	1.00	76.00	7.12%	\$9,068.88	\$119.33	1.00	\$68,531.75	\$901.73	1.00	\$9,685.64	\$127.45	\$1,148.51	\$1,145.83	\$2,294.34
Single Family 40'	5A-2	32	32	1.00	32.00	3.00%	\$3,818.48	\$119.33	1.00	\$28,855.47	\$901.73	0.80	\$3,262.53	\$101.95	\$1,123.02	\$916.67	\$2,039.69
Single Family 50'	5A-2	72	72	1.00	72.00	6.75%	\$8,591.57	\$119.33	1.00	\$64,924.82	\$901.73	1.00	\$9,175.87	\$127.44	\$1,148.51	\$1,145.83	\$2,294.34
Single Family 60'	5A-2	68	68	1.00	68.00	6.37%	\$8,114.26	\$119.33	1.00	\$61,317.88	\$901.73	1.20	\$10,399.32	\$152.93	\$1,173.99	\$1,375.00	\$2,548.99
Single Family 70'	5A-2	28	28	1.00	28.00	2.62%	\$3,341.17	\$119.33	1.00	\$25,248.54	\$901.73	1.40	\$4,995.75	\$178.42	\$1,199.48	\$1,604.17	\$2,803.65
<b>Unplatted Units</b>																	
Single Family 40'	5B	82	82	1.00	82.00	7.69%	\$9,784.85	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$916.67	\$1,036.00
Single Family 50'	5B	121	121	1.00	121.00	11.34%	\$14,438.62	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,145.83	\$1,265.16
Single Family 60'	5B	110	110	1.00	110.00	10.31%	\$13,126.01	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,375.00	\$1,494.33
Single Family 70'	5B	44	44	1.00	44.00	4.12%	\$5,250.41	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,604.17	\$1,723.50
TOTAL		1067	1067		1067.00	100%	\$127,322.34			\$640,230.85			\$83,510.64				

Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)

(\$7,639.34)

(\$38,413.85)

(\$5,010.64)

Net Revenue to be Collected

\$119,683.00\$601,817.00\$78,500.00

<sup>(1)</sup> Annual assessment that would appear on 2019 Hillsborough County property tax bill if budget adopted at this amount. Amount shown includes all applicable collection costs.  
Property owner is eligible for a discount of up to 4% if paid early.



## **Tab 6**



## **RESOLUTION 2019-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.**

**WHEREAS**, the Waterset Central Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and .

**WHEREAS**, the District Manager has, prior to the 9<sup>th</sup> day in May, 2019 , submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Waterset Central Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 8, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.



**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.           Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget:, as amended by the Board, attached hereto as Exhibit "A", is hereby adopted in accordance with the provisions of 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018-2019 and/or revised projections for Fiscal Year 2019-2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Waterset Central Community Development District for the Fiscal Year Ending September 30, 2020, as adopted by the Board of Supervisors on August 8, 2019 .
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.



## SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the Waterset Central Community Development District, for the fiscal year beginning October 1, 2019 , and ending September 30, 2020, the sum of \$ [REDACTED] to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND \$\_\_\_\_\_

RESERVE FUND \$\_\_\_\_\_

ENTERPRISE FUND \$\_\_\_\_\_

DEBT SERVICE FUND \$\_\_\_\_\_

TOTAL ALL FUNDS \$                      \*

\*Not inclusive of collection costs

### SECTION 3. Supplemental Appropriations

The Board may authorize, by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of an appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of many funds.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000.00) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000.00 or 10% increase, previously approved transfers included, to the original budget



appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 8<sup>th</sup> day of August 2019.

ATTEST:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Exhibit A: Budget Fiscal Year 2019-2020



**EXHIBIT A**

Budget Fiscal Year 2019-2020



## **Tab 7**



## **RESOLUTION 2019-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Waterset Central Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2019-2020 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and



**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Waterset Central Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to unplatted property; and

**WHEREAS**, the Board set August 8, 2019 as the date for a public hearing to consider the levy of the special assessments to fund the operation and maintenance of the District, and caused notice of such public hearing to be given pursuant to Section 197.3632(4)(b), *Florida Statutes*; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.



### **SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Direct Bill Assessments. The annual operations and maintenance assessments for undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Operation and maintenance assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020.

With respect to the annual installment of the debt services assessments for the District’s Series 2018 Special Assessments Bonds only, assessments directly collected by the District are due in full on December 1, 2019; provided however that, to the extent permitted by law, the assessments due may be paid in two partial deferred payments and according to the following schedule: 35% of the annual installment for the previously levied debt service assessments for the Series 2018 Bonds shall be payable no later than March 15, 2020, and 65% of the annual installment for the previously levied debt service assessment for the Series 2018 Bonds shall be payable no later than September 15, 2020.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019-2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.



C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That the District’s Uniform Method Assessment Roll is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Waterset Central Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterset Central Community Development District.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of August 2019.

ATTEST:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairman / Vice Chairman

Exhibit A: Budget Fiscal Year 2019-2020  
Exhibit B: Assessment Lien Roll  
Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



**EXHIBIT A**  
Budget Fiscal Year 2019-2020







**EXHIBIT B**

Assessment Lien Roll

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)



## **Tab 8**



## **RESOLUTION 2019-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Waterset Central Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF AUGUST, 2019.**

**WATERSET CENTRAL  
COMMUNITY  
DEVELOPMENT DISTRICT**

---

**CHAIRMAN**

**ATTEST:**

---

**SECRETARY/ASSISTANT SECRETARY**



**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**FOR REMAINDER OF FISCAL YEAR 2019/2020**

October 10, 2019  
November 14, 2019  
December 12, 2019  
January 9, 2020  
February 13, 2020  
March 12, 2020  
April 9, 2020  
May 14, 2020  
June 11, 2020  
July 9, 2020  
August 13, 2020  
September 10, 2020

All meetings will convene at 9:00 a.m. at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, FL 33578.



## Tab 9





4424 N Lois Ave.  
Tampa, FL 33614

## Quote

Date	Quote #
7/8/2019	11567
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Waterset Club C/O Waterset Central CDD Waterset Central CDD 9428 Camden Field Parkway Riverview, FL 33578

Rep
CZ

Item	Description	Qty	Cost	Total
Labor	Labor to repair the lat pulldown machine guide rod. Guide rod under warranty	2	80.00	160.00
			<b>Subtotal</b>	\$160.00

This quote becomes an order with signature approval.  
PAYMENT TERMS AS FOLLOWS:  
50% DEPOSIT DUE TO INITIATE ORDER ON ORDERS ABOVE \$5000.00  
100% DUE PRIOR TO SHIPMENT ON ALL ORDERS BELOW \$5000.00  
Phone - 813-870-2966  
Fax - 813-870-2896  
Restocking Fee:  
25% charge on all cancelled Cardio equipment, Flooring and Lockers  
50% charge on all cancelled Strength equipment.

<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$160.00



## **Tab 10**





Boom Boom Management (BBM) is seeking the opportunity to deliver successful tennis and Pickleball programs to your Waterset community. We currently run programs at 2 locations; FishHawk Ranch (Osprey and Hawk Park tennis courts) and Buckhorn Springs Tennis & Swim Club; in the area and are excited about the opportunity to grow our offerings into Apollo Beach. Our instructors are certified by the United States Professional Tennis Association (USPTA), the global leader in tennis-teacher certification and professional development, and have undergone background checks sponsored by the United States Tennis Association (USTA). Our goal is to provide your facility with the highest quality tennis and Pickleball programming possible. This is not only an asset to your current residents, but valuable in attracting new community members as well.

Some of BBM's planned activities for the Waterset community:

- Monthly tennis/Pickleball tournament/mixer/party to engage the community
- Beginner/intermediate group junior tennis clinics, utilizing the "ROGY" format involving a graduated ball, court and racket progression
- Beginner/intermediate group adult tennis clinics
- Day, evening, weekend offerings to accommodate all schedules
- Intro to Pickleball sessions and weekly skill clinics
- "In-House" ladder/league (depending on demand) to promote play outside of scheduled clinic/lesson times
- Annual, free, Pickleball/tennis product demonstrations, including rackets/strings/balls/shoes that are normally exclusive to tennis clubs with pro shops

Proposal to offer tennis programming at Waterset racket facility

1. Compensation in the form of a flat 10% fee from on-court tennis & Pickleball programming
2. Approximate Individual Costs of clinics/lessons (may be packaged in monthly or longer sessions):
  1. 30 minute clinics (mainly 4-6 year olds; 4:1 student to instructor ratio) - \$12
  2. 60 minute clinics (6:1 student to instructor ratio) - \$15
  3. 30 minute private lessons - \$30
  4. 60 minute private lessons - \$55
3. A minimum of 3 days and 25 hours per week of allotted court time for group classes for both juniors and adults
4. School break camps to be coordinated with facility for best court time management
5. For instruction, BBM will be allowed to utilize at least 2 courts (tennis/Pickleball) at one time, with advanced notice given
6. For monthly, community-wide events scheduled by BBM, all racket sport courts may be necessary to reserve for maximum fun
7. Any clinic/lesson/league/ladder will include online registration and payment options. No use of Waterset staff will be necessary for program administration other than to direct interested parties to our website!



I have been in the tennis business for 20+ years in many capacities – camp management, personal coach, university athletic administration and HOA/CDD facility programming. My success on court, and that of my team of coaches, is not measured by our best players or our personal accolades, but in the number of students who continue to enjoy playing the sport that we love to teach. At every level, my goal of providing the best service possible has always been met. We look forward to delivering the same high quality of service to your community.

Sincerely,  
Brandon Feldman, President  
Boom Boom Management  
bfeldman@boomboommgmt.com  
813-267-7197 cell



Grant,

Thank you - I'll be happy to sign that paperwork as soon as I can! If at all possible, I would like to offer a free clinic/lesson day (maybe 1/2 day; it's pretty hot right now) or 2 sometime in June or July. Is there a calendar of events we can plan around or who would be the best person to talk to about that - as well as any internal community-wide communication methods to get the word out quickly? We can also use that to gauge interest in Fall programming.

Ideally, we would like to have 1 tennis court 4:30-7:30, Monday - Thursday and Saturday 8:30 - 11:30am. Our morning classes would start with Monday/Wednesday 9am-10:30am. Hopefully, we can also get a Pickleball group going Tuesday/Thursday, 7:30-9pm. I am sure that not all of these will fill up right away. But with enough lead time, I'm sure we can make it successful.

Thanks!

Brandon Feldman  
President, Boom Boom Management



---- On Wed, 05 Jun 2019 09:55:54 -0500 [GPhillips@rizzetta.com](mailto:GPhillips@rizzetta.com) wrote ----

Brandon,

You can begin to work with the Castle Group on-site staff on signing a sub-contractor agreement for the District. Can you please include what times you plan on playing as well with this proposal.

Thank you,

**Grant Phillips**  
District Manager

Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813.533.2950

[gphillips@rizzetta.com](mailto:gphillips@rizzetta.com)

---



## **Tab 11**



**From:** [Grant Phillips](#)  
**To:** [Lynda McMorrow](#)  
**Cc:** [Mrs. Gsell \(Maria.Gsell@sdhc.k12.fl.us\)](#); [Jennifer Budis](#)  
**Subject:** RE: Tennis Courts  
**Date:** Wednesday, June 5, 2019 1:01:49 PM

---

Lynda,

Thank you for passing this along. We will add to the Board's next agenda for consideration.

Regards,

**Grant Phillips**  
District Manager

Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813.533.2950

[gphillips@rizzetta.com](mailto:gphillips@rizzetta.com)



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---



**From:** Lynda McMorrow <lmcmorrow@newlandco.com>  
**Sent:** Wednesday, June 05, 2019 12:58 PM  
**To:** Grant Phillips <GPhillips@rizzetta.com>  
**Cc:** Mrs. Gsell (Maria.Gsell@sdhc.k12.fl.us) <Maria.Gsell@sdhc.k12.fl.us>  
**Subject:** FW: Tennis Courts

Hi Grant,

Please see the below request from East Bay High School. I told Ms. Gsell I would forward her request to the board and also told her that the courts are very popular with the residents and that we do only have two courts for close to 1,5000 homes but I thought it would be best for it to be sent to you to submit the request to the board.

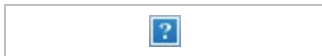
Thanks,  
Lynda

**LYNDA MCMORROW**

*Marketing Manager - Waterset*

MOBILE 813.526.1762  
DIRECT 813.235.0163  
OFFICE 813.235.0154  
[lmcmorrow@newlandco.com](mailto:lmcmorrow@newlandco.com)  
7012 Sail View Lane  
Apollo Beach, FL 33572

**NEWLANDCO.COM**



---

**From:** Maria Gsell <[Maria.Gsell@sdhc.k12.fl.us](mailto:Maria.Gsell@sdhc.k12.fl.us)>  
**Sent:** Wednesday, June 5, 2019 12:48 PM  
**To:** Lynda McMorrow <[lmcmorrow@newlandco.com](mailto:lmcmorrow@newlandco.com)>  
**Cc:** Amy Stevens-Cox <[amy.stevens-cox@sdhc.k12.fl.us](mailto:amy.stevens-cox@sdhc.k12.fl.us)>; Brian Williams <[Brian.Williams@sdhc.k12.fl.us](mailto:Brian.Williams@sdhc.k12.fl.us)>; Lanness Robinson <[Lanness.Robinson@sdhc.k12.fl.us](mailto:Lanness.Robinson@sdhc.k12.fl.us)>  
**Subject:** Tennis Courts

Hello,

I have one more favor to ask of you before I leave. Our tennis teams have practiced at Apollo Beach Golf and Tennis for years; however, since Lennard is now their home school they will be using Apollo Beach.

Would you please let me know if there is any way that our teams could use your courts for practice? The dates would be February 1 through April 30, 2020 with three-four practices per week from 4:05 -6:30, and two matches per week.

I know this is a huge request, but it would hopefully be for one year only as our tennis courts are scheduled for renovation.  
Thank you for any assistance you can lend.



***TRIBE STRONG,***

*Maria*

Maria L. Gsell, Principal  
East Bay High School  
Office: 671-5134  
Fax: 671-5139  
Follow us on Twitter @EastBayHS

*"Preparing Students for Life"*



## **Tab 12**



# **Waterset Central CDD**

**Website Compliance and Accessibility**





# A Sampling of Our Clients





# Dear Waterset Central CDD Board Members:

Thank you for the chance to present our company, ADA Site Compliance, the leader in website accessibility for Florida's community development districts. We've worked with 200+ CDDs and government entities, and hundreds of businesses, including some of the world's best-known brands. We're confident that our expertise in website and PDF accessibility makes us the right choice for Waterset Central CDD.

We realize you have a choice when selecting any vendor. We also know that ADA website and PDF accessibility are highly specialized, so it's important for you to understand what sets one company apart from another. Below are a few key facts you should know about us:

## 1. We have one business – website and PDF accessibility and compliance – and we do it the right way

Since the explosion of ADA website lawsuits two years ago, many companies in fields like web design and SEO are now seeking a new revenue stream in digital accessibility. Many are good marketers but simply lack the skills and knowledge to properly do this work. At ADASC, we have one business: making and keeping our clients' websites and PDFs accessible.

## 2. Community Development Districts are our specialty – and we have a perfect track record

We have worked with hundreds of special districts in Florida, including more than 200 CDDs. In that time, no ADASC clients who have completed their auditing and remediation have been sued. That's because we do the work the way it must be done and never take shortcuts.

## 3. We are the experts' experts

Our clients are also the clients of dozens of the world's largest law firms (we're happy to share a list). They continue to refer us those clients because they trust us to serve them well, to manage their risk exposure, and to keep their costs low.

We respectfully urge the board to consider these points in order to get a true apples-to-apples comparison of your options. As litigation continues against CDDs, having a truly accessible website and PDFs will save you time and money. And it's the right thing to do.

We welcome your questions and look forward to serving as your trusted resource for all your accessibility needs.

Sincerely,

The ADA Site Compliance Team



# Experience Counts



ADASC is proud to be the trusted partner of 200+ Florida CDDs, their board members, management companies, insurance carriers, and legal counsel.

Districts across Florida turn to us for all their accessibility and compliance needs:

- ✓ Website and PDF remediation
- ✓ Creation of new, ADA-compliant, accessible websites
- ✓ Risk-mitigation in a climate of growing litigation
- ✓ Ongoing maintenance and support of accessibility efforts
- ✓ Website hosting, back-up, and security
- ✓ Training, consulting, and expert advice

*We are happy to provide you with references upon request*



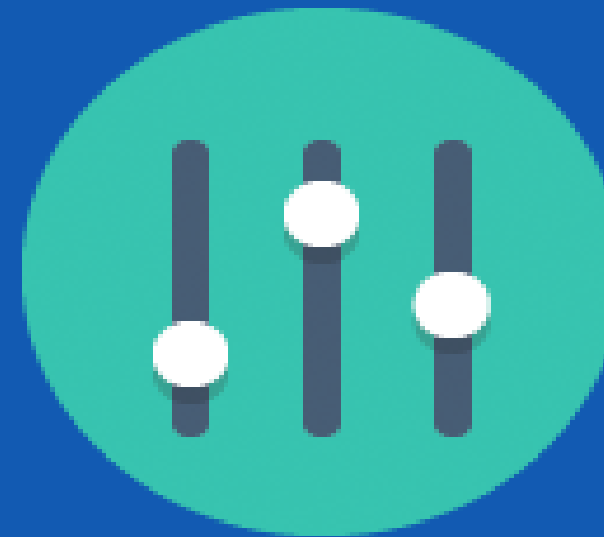


# Phase 1: Risk-Mitigation



## Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



## Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



## Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.



# Your New, Accessible & Compliant Website

## Phase 2

### Migration of All Content

Our technical team migrates your current content to a brand new website built to be accessible and compliant.

## Phase 3

### Quality Assurance


Our compliance team re-tests your new website to ensure that it meets WCAG 2.1 AA-level criteria.





# Sample Pages from a District's New, Compliant Website



 Waterset Central CDD

Welcome

Links

Documents

Information

Contacts

CDD

Election

Finances

HOA


Meetings

Questions

Search

Search

Services



Waterset Central

Community Development District

Welcome

Welcome to the official website for the Waterset Central Community Development District (the "District"). This website is funded on behalf of the District to serve two major purposes. The first is to comply with Chapter 189.069 of the *Florida Statutes*, which requires each special district to maintain an official internet website. The second is an effort to help educate the general public about the services provided by the District, and to highlight the other agencies involved in the day-to-day operations of the community. These agencies include, but are not limited to the Florida Department of Economic Opportunity, Hillsborough County and the Waterset Central homeowner's association.

Upcoming Events

October 11, 2018 Meeting Minutes

Novemember 8, 2018 Revised Final Agenda

Novemember 8, 2018 Final Agenda

Novemember 8, 2018 Tentative Agenda

September 2018 Financial Statement

August 9, 2018 Meeting Minutes

October 11, 2018 Final Agenda

October 11, 2018 Tentative Agenda

August 2018 Financial Statement

September 13, 2018 Tentative Agenda

District Administration

The District Manager's responsibilities include:

• Preparation and submittal of a proposed operations and maintenance budgets for Board review and action

• Preparation of contract specifications for District operations, including community appearance, waterway management, street lighting and facilities maintenance

• File all required forms and documents with state and local agencies

• Attend all Board of Supervisor meetings – implement the policies of the Board

• Additional duties as directed by the Board

Rizzetta & Company, Inc.


9428 Camden Field Parkway

Riverview, FL 33578

Joe Roethke

District Manager

Ph. 813-533-2950



If you have a concern, please let us know.[Contact us here](#) to report your concern. Certain documents will be in PDF format.

Certain documents will be in PDF format. To view them you may have to [download](#) the latest version of Adobe Reader.

Waterset Central CDD

Welcome

Links

Documents

Information

Contacts

CDD

Election

Finances

HOA

Meetings

Questions

Search

Search

Services

Community Development District Overview

The Waterset Central Community Development District ("District") is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance 17-25, adopted of the Board of County Commissioners of Hillsborough County, Florida which became effective on October 11<sup>th</sup>, 2017.

The District currently encompasses approximately [four hundred seven \(406.567\) acres](#) of land located entirely within Hillsborough County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

Upcoming Events

October 11, 2018 Meeting Minutes

Novemember 8, 2018 Revised Final Agenda

Novemember 8, 2018 Final Agenda

Novemember 8, 2018 Tentative Agenda

September 2018 Financial Statement

August 9, 2018 Meeting Minutes

October 11, 2018 Final Agenda

October 11, 2018 Tentative Agenda

August 2018 Financial Statement

September 13, 2018 Tentative Agenda



# Creation of a New, Compliant & Accessible Website



**\$2,400 (year 1)** \* **Migration of current site content to new, ADA-compliant format**

\* **Waterset Central CDD owns 100% of the website**

\* **No annual fee in year one**

**\$900 (annually)** - Continued accessibility and ongoing compliance support as standards change

## Includes:

\* **20 FREE hours of annual consulting (a \$5,000 value)**

\* **FREE monthly tech audit reports for ongoing maintenance (a \$999 value)**

\* **Customized Accessibility Policy**

\* **ADASC Compliance Shield**

\* **No annual fee in year one**

*\* the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients*







# PDFs

\$99 for two years of PDF conversion to text/HTML format

Conversion will improve PDF accessibility

Complex document remediation starts at \$1.00

Template creation available to reduce future costs



# Hosting

\$300 per year (a \$1,200 value)

Includes the following premium features:

- Active firewall
  - Virus protection
  - SSL certificate
  - Daily file and database backup
  - Disaster recovery
  - Server optimization
- *the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients*



### Districts Choose ADASC For:

- \* Turnkey solutions that provide unmatched convenience
- \* Services that don't just meet, but exceed, insurance requirements
- \* The most experienced team of experts in our field
- \* Our single focus on digital accessibility and compliance
- \* The lowest-cost option among legitimate service providers

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**New, Compliant Website: \$2,400**

**PDFs: \$99**

**Hosting & Backup: \$300**

**Year One Cost: \$2,799**





# **FREE for All Egis Clients**

## **A \$5,999 Value**

- \* 20 FREE hours of annual website consulting (a \$5,000 value)
- \* FREE monthly tech audit reports for ongoing compliance (a \$999 value)





# A Word from a Fan



"A big shout out to ADA Site Compliance, which helps businesses and public entities make their websites and PDFs accessible and compliant with the Americans with Disabilities Act. Check out ADA Site Compliance. This is a good thing to have. Compliance is a must..."

- KEVIN O'LEARY A.K.A. "MR. WONDERFUL"  
ABC TV'S *SHARK TANK*





# ***ADA Site Compliance***

**The Website & PDF Accessibility Experts Asked to Present to:**



**The Trusted Resource for Those That You Trust**







# Contact Information



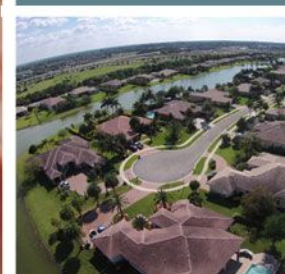
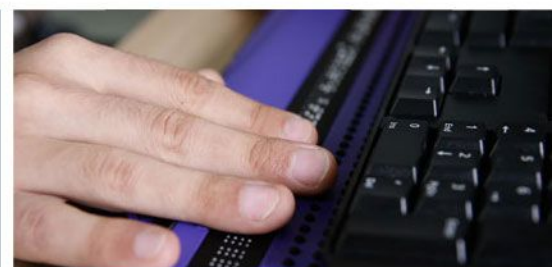
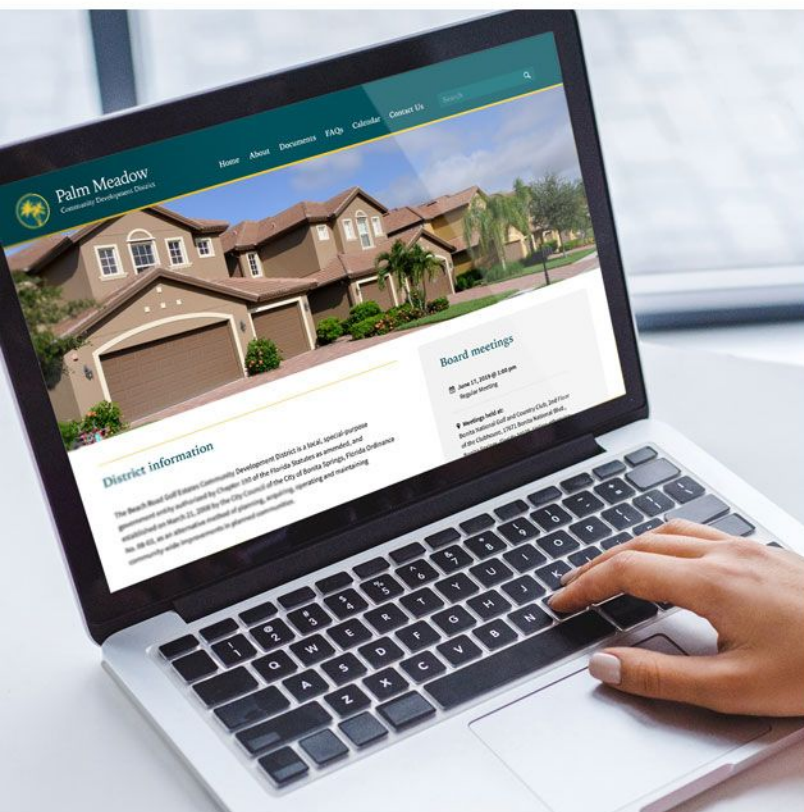
**ADA Site Compliance, LLC**

Jeremy Horelick, Vice President  
(561) 258-9518 Direct

[jeremy@AdaSiteCompliance.com](mailto:jeremy@AdaSiteCompliance.com)

**[www.AccessibleDistrictWebsites.com](http://www.AccessibleDistrictWebsites.com)**





# Keeping your community informed. And you compliant.

Waterset Central Community Development District

Proposal date: 2019-07-12

Proposal ID: LJJDF-F2RAW-RHQ8R-KTZHS

Pricing.....	2
Services.....	3-5
FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



**Ted Saul**

*Director - Digital Communication*

 *Certified Specialist*

**campus**  
suite



# Pricing

Effective date: 2019-08-15

Implementation	Quantity	Subtotal
<b>On-boarding of ADA Compliant Website and Remediation of Historical Documents</b> <ul style="list-style-type: none"><li>• Migration website pages and present on a staged website for approval</li><li>• Initial PDF Accessibility Compliance Service for 1500 pages of remediation</li></ul>	1	\$2,325.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
<b>Website services</b> <ul style="list-style-type: none"><li>• Hosting, support and training for users</li><li>• Website management tools to make updates</li><li>• Secure certification (https)</li><li>• Monthly accessibility site reporting, monitoring and error corrections</li></ul>	1	\$600.00
<hr/>		
<b>Ongoing PDF Accessibility Compliance Service</b> <ul style="list-style-type: none"><li>• Remediation of all PDFs stored on your website</li><li>• Remediation of up to 750 PDF pages</li><li>• Dashboard for reporting and managing all PDFs</li><li>• 48-hour turnaround for fixes for board agendas</li><li>• PDF manager dashboard</li></ul>	750*	\$937.50
<hr/>		
<b>Social Media Manager</b>		Included

*\*Maximum PDF pages per 12 month period*

**Total: \$3,862.50**







## Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

### Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

### Designed for districts



**Easy-to-update website, hosting and support**



**Worry-free ADA-compliance, auditing and full reporting**



**Meets Florida statutes and federal laws**



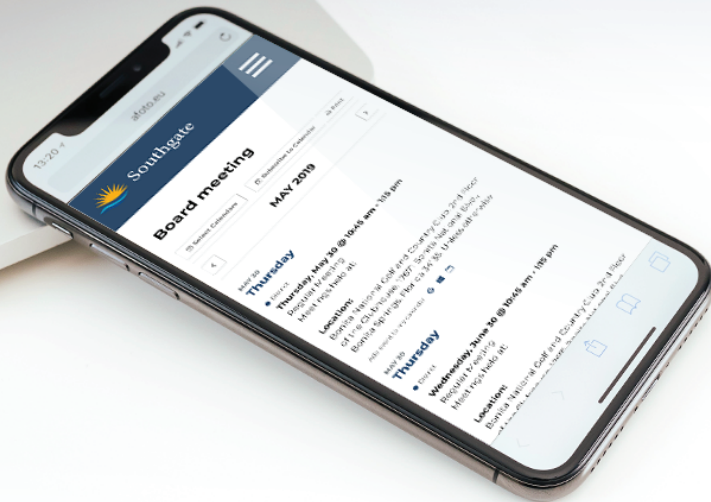
**Save CDD board time and money**



# Keeping your community informed and compliant.



**Accessibility Compliance**  
with Campus Suite



## We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

### We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

### Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

## A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

### Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes





## A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy  
Website Accessibility Center**

[www.campussuite.com/accessibility-center](http://www.campussuite.com/accessibility-center)



# Frequently asked questions

## **For PDF service, what is the price per page?**

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

## **What does the PDF scan and remediation process look like?**

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

## **What does the ADA managed service process for our website look like?**

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

## **How long does it take?**

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

## **What standards do you follow for ADA?**

We follow WCAG AA 2.1 guidelines

## **Are there any hidden fees?**

No.

## **How long does it take to build the website?**

It depends upon your responsiveness, but generally only a couple of weeks.

## **Can we change the design of our website?**

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

## **Do your sites offer a calendar?**

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.



# Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  3. Display an ADA compliance shield, seal, or certification;
  4. Provide options to create a CDD-branded design (colors, logo, etc...)
  5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  6. Be free of any commercial advertising;
  7. Be free of any known spyware, virus, or malware;
  8. Secure certification (https)
  9. Secure cloud hosting with fail-overs
  10. Allow for data backups, and record retention as required by law;
  11. Allow for the display a calendar, reservation request form, and newsletter;
  12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.\*
2. **Maintenance and Management of the Website.**
  1. Contractor will manage and maintain the website;
  2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;\*
    1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
  4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and



5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

### **3. Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

### **4. Support Services.**

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.



# Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 2019-08-15, between the Waterset Central Community Development District, whose mailing address is 3434 Colwell Avenue, Tampa, FL 33614 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

## Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

## Operative Provisions:

**1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

**2. Scope of Services.** The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

**3. Term and Renewal.** The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

### 4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and



the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

**5. Compensation and Prompt Payment.**

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,325.00 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,537.00 for Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

**6. Additional Work.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

**7. Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.



**8. No Infringement of Intellectual Property.** Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

**9. Promotion.** The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

**10. Warranty.** The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

**11. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**12. Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

**13. Insurance.** Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be



canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

**14. Limitation of Liability.** Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

**15. Indemnification.** Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**16. Conditions Precedent Prior to Any Litigation.** In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

**17. Remedies in the Event of Default.** Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**18. Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.



**19. Enforcement of Agreement.** Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

**20. Public Records.** Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT \_\_\_\_\_, OR BY EMAIL AT \_\_\_\_\_, OR BY REGULAR MAIL AT \_\_\_\_\_.**

**21. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

**22. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.



**23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.

**24. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

**25. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

**27. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	Waterset Central
<hr/>	<hr/>
Steve Williams VP of Marketing	Print name
Date	Date
	<hr/>



# Proposal For Waterset Central CDD

**URL:** <http://watersetcentralcdd.org/> **Website Type:** Medium

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated "The Law, ADA and WCAG" section details	VB Joshi, Kristen T
January 10 <sup>th</sup> , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
June 9, 2019	2.7	Added Hosting and Backup to Maintenance	VB Joshi
July 7, 2019	2.8	Updated as per email from Eric Dailey – content upload cost added	VB Joshi



BBB Rating: A+  
Click for Profile

**Your website gets 2 Compliance Seals**

**VGlobalTech's Technical Compliance Seal & Human Audit Compliance Seal\***

(\* Human Audit Contract required)



*VGlobalTech is the ADA, WCAG Compliance Expert, with over 100 ADA & WCAG compliant websites created (....and counting) to-date! We have partnered with a non-profit agency to conduct Human Audit and Certification Seal.*

Visit <https://vglobaltech.com/website-compliance/> for details.



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**Any violations are punishable under the law and shall be prosecuted.**



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## 1.0 The Law

Source: [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/Sections/0189.069.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html)

### **189.069 Special districts; required reporting of information; web-based public access. —**

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy



of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection



## 2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

**Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.**



## 2.1 Common Problems and Solutions in Website Accessibility?

### 2.1.1 Problem: Images Without Text Equivalents

#### **Solution: Add a Text Equivalent to Every Image**

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

### 2.1.2 Problem: Documents Are Not Posted In an Accessible Format

#### **Solution: Post Documents in a Text-Based Format**

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### 2.1.3 Problem: Specifying Colors and Font Sizes

#### **Solution: Avoid Dictating Colors and Font Settings**

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

### 2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

#### **Solution: Include Audio Descriptions and Captions**

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.



## 2.1.5 Web Content Accessibility Guidelines (WCAG)

### Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
  - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
  - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
  - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
  - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

**If any of these are not true, users with disabilities will not be able to use the Web.**

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.



**VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.**

**Visit <https://vglobaltech.com/website-compliance/> for details of our compliance process and expertise in this area.**

Please see References section for several resources on compliance.



### 3.0 Pricing

#### Website Complexity: **Medium Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.  
All costs below are per website / CDD:**

##### **3.1 Existing Website Remediation / New Website Build:**

	Task
1.	Remediate existing website / Build new website from start as per Florida Statute Chapter 189 requirements. Ensure ADA & WCAG compliance requirements. Customer shall provide all documents and content required. ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	<b>ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)</b>
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with <b>VGlobalTech's ADA Compliance Seal</b> (valid for 1 year only)
7.	<b>Web Design Total: \$5250/- (one time)</b>



### 3.2 ADA Compliance Monthly Maintenance and Hosting

Maintenance contract starts after initial conversion is completed (It is critical to maintain compliance as websites get updated):

The Annual Maintenance **DOES NOT** include the quarterly audits proposed in the next section. Maintenance contract is required for VGlobalTech's proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	Full content upload support to regularly keep site updated (includes all documents, audit reports, agendas, meeting minutes, events etc). Ensure content is in ADA and WCAG compliance for the entire site. Section 508 stipulations (applicable to CDD) and FIA /eGIS insurance requirements are met. These points are very critical to maintain a fully compliant website at all times. <b><i>Update turnaround time – less than 24 hrs from customer sending the content and documents to be updated to VGT team.</i></b>
2.	PDF Documents conversion (to Text, HTML etc) as needed ( <b><i>new documents during the maintenance year only</i></b> ) for ADA Compliance / Reader Compliance. VGlobalTech's <b>proprietary batch conversion software</b> shall be used by our team for faster batch-conversion processing as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). <b>There is no limit on how many documents or pages per documents can be converted per month using VGlobalTech's software.</b> If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)
4.	Website hosting and backups – Premium hosting, unlimited file space, bandwidth, fast website response, regular automated backups, SSL certificates for secure site access (https protocol), 99.9% website uptime:
	<b>Total Monthly Maintenance with full content upload, document conversion and Hosting:</b> <b>\$300 / month</b>  *support beyond 8 hrs. / month / CDD shall be billed at \$55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any) ***Monthly maintenance must be paid before the 10 <sup>th</sup> of every month



### 3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** [https://vglobaltech.com/wp-content/uploads/2019/03/FIA\\_ADA\\_Guidelines-2019-2020.pdf](https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf)

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

**Together we are now able to provide not one but two compliance seals for all our customers:**

#### 1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

#### 2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

**Cost for Audit: \$400 / per audit**

- Can be paid yearly for all 4 audits (\$1600) or can be paid per audit every quarter \$400
- Seals renewed every quarter
- Audits are conducted by VGlobalTech and LightHouse Agency together
- Full Audit reports shall be provided



This proposal includes following points, stipulations terms and conditions:

\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted*

\* email and phone communication

\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

\*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on [www.VGlobalTech.com](http://www.VGlobalTech.com) website. If client requests a refund within seven days of the date of signing their agreement, they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.



## 4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

**Select Proper Option Below, Sign and Date, Return to [contact@vglobaltech.com](mailto:contact@vglobaltech.com):**

---

☐

### **Option1: Website only**

*Section 3.1: One time (website conversion and compliance cost):*

☐

### **Option2: Website and Monthly Maintenance w/ Hosting**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Hosting*

☐

### **Option3: Website and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

☐

### **Option4: Website, Monthly Maintenance w/ Hosting and Quarterly Audits**

*Section 3.1: One time (website conversion and compliance cost)*

+

*Section 3.2 ADA Compliance Monthly Maintenance and Hosting*

+

*Section 3.3 Quarterly Technical and Human Audit Testing*

**Signatures:**

---

For Customer

Date

VB Joshi

---

For VGlobalTech

Date



## 5.0 References:

**ADA Best Practices Tool Kit for State and Local Governments:**

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

**U.S. Department of Justice, Civil Rights Division, *Disability Rights Section***

<https://www.ada.gov/websites2.htm>

**Web design Standards:** <https://www.w3schools.com/>

**Web Content Accessibility Guidelines (WCAG)** <https://www.w3.org/TR/WCAG21/>

**VGlobalTech Web Content Accessibility Implementation and Checkpoints:**

<http://vglobaltech.com/website-compliance/>





## **Tab 13**



## **CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES**

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**DATE:** August 8, 2019

**BETWEEN:** **RIZZETTA TECHNOLOGY SERVICES, LLC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

**AND:** **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
9428 Camden Field Park Way  
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

### **PURPOSE; SCOPE OF SERVICES:**

- I. The purpose of this contract for technology services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional technology services to the District pursuant to Chapter 189.069, Florida Statutes. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Contract.

**A. ONE-TIME SERVICES.** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract:

- i. **Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.



- ii. **E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**B. STANDARD ON-GOING SERVICES.** The Consultant shall provide the following Standard On-Going Services on a monthly basis to the District pursuant to this Contract:

- i. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
- ii. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**II. ADDITIONAL SERVICES.** In addition to the One-Time and Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above as well as any changes in the scope requested by the District, will be considered additional services. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the



District has issued its written approval of the description and fees for such services to the Consultant.

- IV. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant may change the prices only with the District's written consent.

**V. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.



- iv. For the purposes of this Contract, an out-of-pocket expense is an expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage and copies.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

#### **B. PAYMENT TERMS.**

- i. **One-Time Services.** One-Time Services will be billed at fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Standard On-Going Services.** Standard On-Going Services will be billed monthly at a fixed fee pursuant to the schedule shown in **Exhibit B**.
- iii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- v. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by



the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

**VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

**VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

**IX. RESPONSIBILITIES.**

**A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

**B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor, subcontractor, supplier, or of any other individual or entity performing services that are not under the control of the Consultant or its own employees, contractors, subcontractors, agents or related entities. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**X. TERMINATION.** This Contract may be terminated as follows:

**A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be affected by written notice to Consultant at the address noted herein.

**B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.



- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the domain(s), e-mails, books and records of the District to the District or its designee. Upon termination, the District will continue to own the domain name, e-mail accounts and e-mail and website content.

**XI. GENERAL TERMS AND CONDITIONS.**

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.



## **XII. INDEMNIFICATION.**

**A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless and/or willful misconduct of the Consultant or persons or entities within Consultants control and direction, the District agrees to indemnify and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District that relates to the subject matter of this Contract. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**CONSULTANT INDEMNIFICATION.** The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

**B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.



**XIII. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**XIV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be



made by the Consultant or the District without the prior written approval of the other party is void.

- XV. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

<b>If to the District:</b>	Waterset Central Community Development District 9428 Camden Field Parkway Riverview, Florida 33578 Attn: District Manager
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**With a copy to:** Erin McCormick Law  
3314 Henderson Blvd,  
Suite 103  
Tampa, FL 33609  
Attn: District Counsel

**If to the Consultant:** Rizzetta Technology Services, LLC.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.



- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.



**CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES  
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**12**

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA TECHNOLOGY SERVICES, LLC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: Managing Member

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Secretary/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit A – Scope of Services**  
**Exhibit B – Schedule of Fees**



**EXHIBIT A**  
Scope of Services

**ONE-TIME SERVICES:** The Consultant shall provide the following One-Time Services to the District pursuant to this Contract.

**Website Development** - Consultant shall provide all required content to a third party responsible for design and implementation of a website for the District to comply with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet website. Details of the required content are shown in **Exhibit A**. Consultant shall secure and register a domain name in the District's name, which the domain shall be owned by the District, for purposes of establishing the website.

**E-mail Set-up** - Consultant shall establish and register a domain name in the District's name for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the District. Said domain name shall be owned by the District.

**STANDARD ON-GOING SERVICES:** The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

1. **Website Compliance and Management** - Consultant shall be responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract. Consultant shall maintain the domain for the District. Consultant will manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District. Consultant will provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.
2. **E-mail** - Consultant shall provide services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**REQUIRED WEB SITE CONTENT:** Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents, which requirements may be changed from time to time and which Consultant shall be responsible for ensuring District compliance associated therewith. Changes to the requirements may be subject to additional fees:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and



- appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
  5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
  6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
  7. A description of the boundaries or service area of, and the services provided by, the special district.
  8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
  9. The primary contact information for the special district for purposes of communication from the department.
  10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
  11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
  12. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.
  13. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.
  14. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.
  15. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
  16. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
  17. The public facilities report, if applicable.
  18. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
  19. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least one (1) year after the event.

**LITIGATION SUPPORT SERVICES:** Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.



**EXHIBIT B**  
Schedule of Fees

**One-Time Services** will be billed at a fee pursuant to the following schedule:

Website Development:	Yes_____	No_____	\$ 750.00
Email Set-up:	Yes_____	No_____	\$ 500.00
<b>Total One-Time Services:</b>			<b>\$_____</b>

**Standard On-Going Services** will be billed in advance monthly pursuant to the following schedule:

		<b>MONTHLY</b>
Website Compliance and Management:		\$ 100.00
Email (50 GB per user) at \$15.00 per month per account:		
Board Supervisor Account	_____ X \$15.00	\$_____
Onsite Staff Account	_____ X \$15.00	\$_____
Miscellaneous Account	_____ X \$15.00	\$_____
<b>Total Standard On-Going Services:</b>		<b>\$_____</b>



**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Managing Partner	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Systems Administrator	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



## **Tab 14**





# NVIROTECT

PEST CONTROL SERVICES

Estimate  
073119

**Work Location:** **Waterset Central CDD – Rizzetta & Company**  
7821 Paradiso Dr.  
Apollo Beach, FL 33572  
**c/o** Grant Phillips  
**Phone:** 813-533-2950  
**Email:** GPhillips@rizzetta.com

**Summary:** Rodent bait stations and bird spiking are recommended at the above location.

**Findings:** Upon inspection, our wildlife specialist confirmed continued rodent activity on the interior of the office at the above location. Due to the continued rodent activity inside, we recommend installing 10 decorative rodent bait stations around the pool area and 10 standard rodent bait stations around the office building to assist in exterior rodent control in this location.

**Additionally,** we located birds nesting on the 6 speakers around the pool. We recommend installing bird spiking on top of each speaker to prevent birds from nesting in these areas. This service includes the removal of the bird nests while completing the installation.

Proposed Scope of Work	\$/Station	Total Costs
<b>One-Time Rodent Bait Station Installation Fee</b> Installation of 10 decorative rodent bait stations.	\$35/station	<b>\$350.00 One-Time Cost</b>
<b>One-Time Rodent Bait Station Installation Fee</b> Installation of 10 standard rodent bait stations.	\$20/station	<b>\$200.00 One-Time Cost</b>
<b>Recurring Service Charge</b> Monthly service cost.	\$5/station/month	<b>Recurring Monthly Cost Increase from \$85/month to \$185/month</b>
Proposed Scope of Work	Quantity	Total Cost
<b>Bird Spiking</b> Details above. 3-year warranty on bird spiking.	6	\$375.00

This proposal is valid for 14 days from receipt. Authorization or request for services after this time frame may result in an additional inspection and new proposal submission. If any trap(s) used during the proposed scope of work are found missing, damaged beyond repair or stolen, the customer will be responsible for paying for the cost of replacement for said trap(s).

For more information on this proposal please contact our office at 813-968-7031 x209 or email [service@nvirotect.com](mailto:service@nvirotect.com).

We look forward to taking care of your facility.

Erica Browder

Wildlife & Termite Division Coordinator

(O) 813 968-7031 x209

(E) [service@nvirotect.com](mailto:service@nvirotect.com)

I hereby understand and acknowledge the scope of work herein proposed and agree to pay the cost of services as specified above.

Customer Signature: Grant Phillips Date: 7-31-2019

Nvirotect Pest Control Services, Inc.  
16210 N. Florida Ave., Lutz, FL 33549  
[www.nvirotect.com](http://www.nvirotect.com)





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